



**FARMINGTON CITY
PLANNING COMMISSION**

July 17, 2025



FARMINGTON

MORE TIME FOR LIVING

PLANNING COMMISSION MEETING NOTICE AND AGENDA Thursday July 17, 2025

Notice is given that Farmington City Planning Commission will hold a regular meeting at City Hall 160 South Main, Farmington, Utah. A work session will be held at **6:00 PM** prior to the **regular session which will begin at 7:00 PM** in the Council Chambers. The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website at farmington.utah.gov. Any emailed comments for the listed public hearings, should be sent to crowe@farmington.utah.gov by 5 p.m. on the day listed above.

ZONE TEXT AMENDMENTS – public hearing

1. Farmington City – Applicant is requesting intent to consider a comprehensive amendment to the General Plan.

The General Public is invited to provide comment regarding the proposal during the public hearing.

Also, affected entities are invited to provide information for the municipality to consider in the process of preparing, adopting, and implementing the general plan amendment concerning:

- i. impacts that the use of land proposed in the proposed general plan or amendment may have; and*
- ii. uses of land within the municipality that the affected entity is considering that may conflict with the proposed general plan or amendment; and*

OTHER BUSINESS

2. City Council Reports, Approval of Minutes, Upcoming Items & Trainings.
 - a. Planning Commission Minutes Approval: 06.26.2025
 - b. City Council Report: 07.01.2025 & 07.15.2025
 - c. Other

Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to act on the item; OR 2. If the Planning Commission feels, there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.

Any person wishing to address the Commission for items listed as Public Hearings will be recognized when the Public Hearing for such agenda item is opened. At such time, any person, as recognized by the Chair, may address the Commission regarding an item on this meeting agenda. Each person will have up to three (3) minutes. The Chair, in its sole discretion, may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.

CERTIFICATE OF POSTING I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website www.farmington.utah.gov and the Utah Public Notice website at www.utah.gov/pmn. Posted on July 14, 2025. Carly Rowe, Planning Secretary



Farmington City Planning Commission Staff Report July 17, 2025

Item 1: Comprehensive General Plan

Public Hearing: Yes
Application: MP-3-23
Applicant: Farmington City

Request: *Applicant is requesting a recommendation for updates to the Farmington City General Land Use Plan.*

Background

The Comprehensive General Plan is a written statement and accompanying map which describes overall goals and policies for the future development of the City. The plan is flexible enough to accommodate changing conditions, but sets the direction for the future growth and development of the city through setting a framework for decision-making. Implementation of the General Plan is seen mostly as a reference document for the Zoning Ordinance, Subdivision Ordinance and other specific programs. The goals of this update are to bring the Plan into the modern planning landscape of Farmington, including more recent efforts like the North Station Area Master Plan and Moderate-Income Housing Plan, while conserving prior efforts like the Trails Master Plan and Downtown Policy Plan.

The current General Plan was adopted in 1993, with updates in 2001 and 2008. Staff began the process of updating the plan in 2023. The City Council approved FFKR Architects as the primary consultant to assist with creation of the Plan, including drafting, public outreach and steering committee coordination. A Steering Committee lead the efforts of this plan. It was comprised of two City Council members, two Planning Commissioners and City Staff. To inform the plan, goals, and vision, a robust public outreach effort was made to obtain input from the community. public outreach efforts included an online survey, a booth at Festival Days 2024 and four workshops aimed at assessing opinions of neighborhood specific areas of Farmington (NW, SW, SE, NE).

The Plan is separated into three parts: an introduction with community context and vision; a policy guide with focus on key components like housing and transportation; and finally, a part describing future land use designations and the accompanying map. A key component that the Steering Committee requested was a matrix of land use designations and their corresponding zones as described by the current Title 11 (Zoning Ordinance).

Suggested Motion:

Move that the Planning Commission recommend the City Council approve the updated Farmington General Plan, subject to all applicable Farmington City ordinances and standards.

Findings:

1. The proposed plan considers the present and future needs of Farmington and its future annexation area.
2. The plan considers the health, general welfare, safety, energy conservation, transportation, prosperity, civic activities, aesthetics and recreational, educational and cultural opportunities of Farmington.
3. Together with other City plans (adopted and in progress), the proposed plan fulfills the requirements of Part 4 of the Municipal Land Use, Development, and Management Act, including 10-9a-401 of the Utah Code.

Supplemental Information**Farmington General Plan**



FARMINGTON GENERAL PLAN

FINAL DRAFT – JULY 2025



Festival Days Parade 2023;
Photo by Farmington City

Farmington General Plan Table of Contents



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COMMUNITY VISION FRAME

An aerial photograph of a wide city street filled with a large crowd of people walking and cycling. The street has multiple lanes with yellow and white markings. On the left side, there are green lawns and some structures. On the right side, there are trees and buildings. In the background, a range of mountains is visible under a clear blue sky. The text 'ONE' is overlaid in large white letters on the left side of the image.

ONE

CONTEXT &
NETWORK



CHAPTER 01

INTRODUCTION

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Festival Days 2023;
Photo by Farmington City

GENERAL PLAN PURPOSE

T. J. Kent, one of the fathers of City planning theory, captures six key points regarding the purpose of the General Plan.

1. To improve the physical environment of the community as a setting for human activities.
2. To promote the public interest, the interest of the community at large, rather than the interests of individuals or special interest groups within the community.
3. To facilitate the democratic determination and implementation of community policies on physical development.
4. To effect political and technical coordination in community development.
5. To inject long range considerations into the determination of short range actions.
6. To bring professional and technical knowledge to bear on the making of political decisions concerning the physical development of the community.

1.1 Welcome/Introduction

WELCOME TO FARMINGTON'S FRAMEWORK FOR THE FUTURE!

Farmington is a city proud of its past and optimistic about its future. The City is strategically planning for the future with this updated General Plan, which brings the community's vision for tomorrow into focus.

1.2 Getting to Know Your General Plan

1.2.1 What is a General Plan

The General Plan is a high-level, official guide for the future of Farmington City. The General Plan contains overall goals and policies that help guide the city in decisions leading to the envisioned future of the City. These recommendations provide direction for the City in managing and guiding future growth and development.

1.2.2 Why Does it Matter?

Growth brings both opportunities and challenges. The City recognizes that while new characteristics will continue to emerge, an important role of the General Plan is to help the heritage and character of Farmington endure.

As Farmington continues to grow amidst ongoing regional growth and change, the city aims to:

- Provide facilities and services to meet growth and changing needs.
- Preserve the most noteworthy characteristics of the past that make Farmington unique.

“ The General Plan contains overall goals and policies that help guide the city in decisions leading to the envisioned future of the City. ”

1.2.3 Do We Need a General Plan?

Yes! The State of Utah recognizes the integrated relationship between land use, transportation, water conservation, and housing and the important role and impact of long-range planning within its counties and cities. Each City and Town is required by Utah Code to prepare and adopt a comprehensive, long-range general plan.

1.2.4 Why is Farmington City Updating its General Plan?

Reevaluating the General Plan ensures it remains relevant and informs the City's response to new information, trends, and opportunities.

The General Plan sets the direction for the City while being flexible enough to adapt to changing conditions. Many cities update their General Plan every five to ten years, depending on how much change is happening and where.



Many cities update their General Plan every five to ten years, depending on how much change is happening and where.

1.2.5 Who Uses the General Plan?

One of the most important things to know about Farmington's General Plan is that the plan is not just for City Staff and Officials. Residents, Business Owners, and Property Owners can use it too!

- **City Staff and Officials** use the General Plan as a framework for land use decisions and as the primary reference in developing amendments to the City Code.
- **Residents** can use the General Plan to stay informed on what is expected to happen in Farmington City and how that relates to what is happening in their neighborhood and the broader Wasatch Front region.
- **Business and Property Owners** can use the plan to understand the direction Farmington City is going and how that impacts the choices they have regarding their property and/or business.

1.2.6 General Plan Structure – Overview

- Part One: Community Context & Vision Framework
- Part Two: Policy Guide & Plan Elements
- Part Three: Land Use & City Form

LUDMA and Utah State Code Requirements

Title 10 of Utah's State Code is the Utah Municipal Code, enacted in 1977 by Chapter 48 of the General Session. Title 10 addresses state requirements related to cities of the first through fifth class.

In 2005, the Utah Legislature enacted the Municipal Land Use Development and Management Act (LUDMA), which is codified for municipalities in Chapter 9a of Title 10. The purposes of LUDMA echo the police power objectives that have driven planning efforts and zoning ordinances since their inception.

These objectives are to provide for the health, safety, and welfare of present and future inhabitants and businesses, while also promoting prosperity, protecting property values and the city's tax base, and facilitating orderly growth with a variety of housing types.

As new issues and/or priorities have emerged, the legislature has updated LUDMA to facilitate strategies to address them. These may lead to necessary updates to Farmington's General Plan in the future.



1.3 General Plan Terminology

HOUSEHOLD

A household includes all the people who occupy a housing unit (such as a house or apartment) as their usual place of residence. A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household.

HOUSING UNIT

A house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters

LONG RANGE

Long range typically means planning up to 10 years or more into the future.

LUDMA

Land Use Development and Management Act

POLICE POWER

In planning, this means the government has the authority to regulate things like land use in order to protect the public health, safety, and welfare of current and future residents and businesses.

WC2050

Wasatch Choice 2050 (WC2050) is a regional vision for land use, transportation, parks/open space, and economic development opportunities.

1.4 Connections to City Policies

The recommendations of the Plan are generally implemented through one (or a combination) of the following ways:

- specific programs
- *Zoning Ordinance*
- *Subdivision Ordinance*
- Capital Improvements Plan



Neighborhood Cleanup; Photo by Farmington City

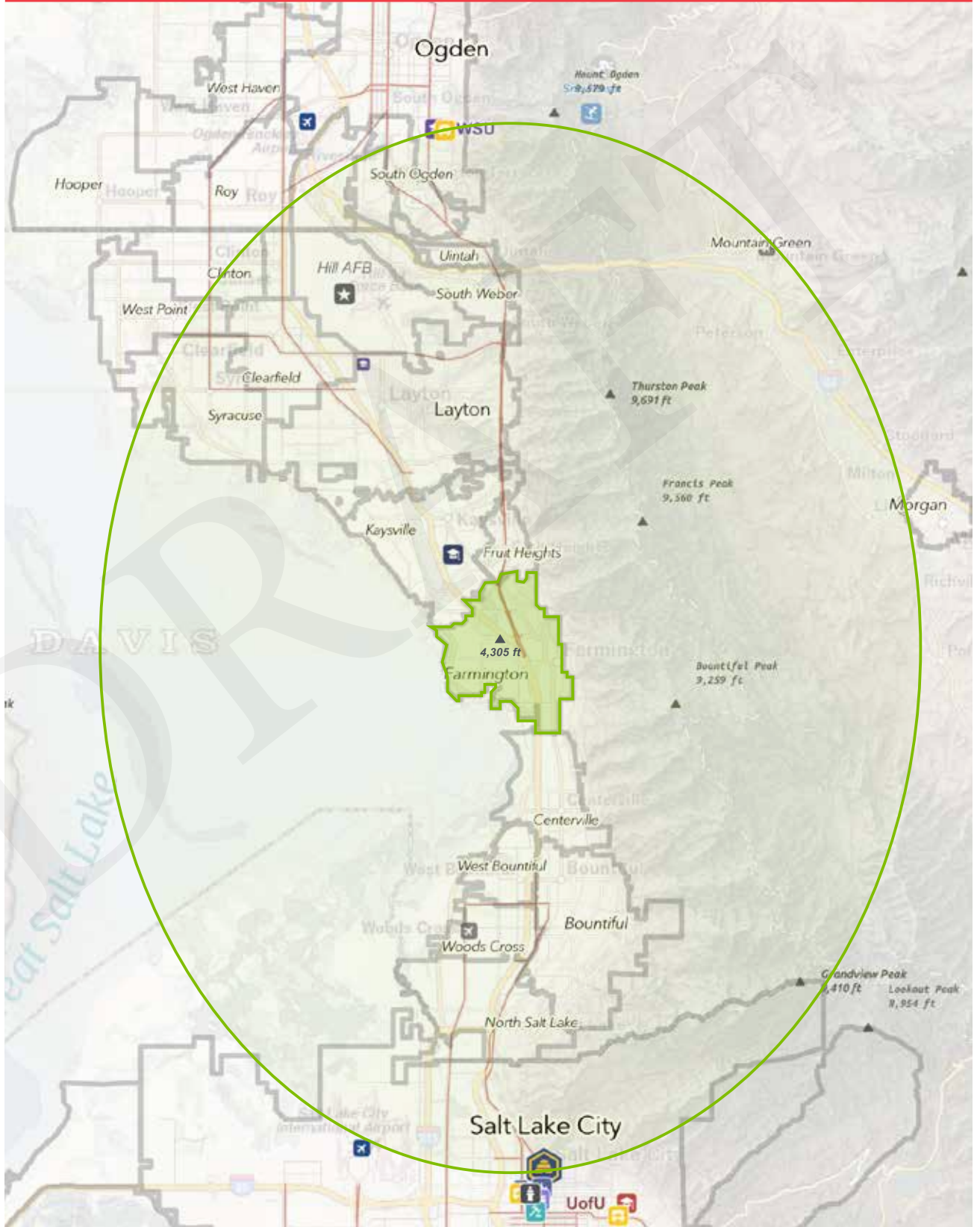
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CHAPTER 02

CITY & COMMUNITY CONTEXT

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2.1 Farmington's Planning Context

What is happening locally and regionally that influences Farmington's future? The region in which Farmington is located will continue to grow and change, having both direct and indirect impacts on the community. These impacts may provide benefits, opportunities, or challenges to Farmington's quality of life.

We provide a snapshot of the local context of Farmington City. Knowing some key stats about Farmington's context can provide a foundation for better understanding the City's General Plan framework.

2.2 Local Context: A Quick Look at Farmington

2.2.1 Physical Context – The Place

Farmington is the county seat of Davis County, located just **16 miles** north of the State of Utah's capital, Salt Lake City.

Farmington is positioned midway between the northern and southern boundaries of Davis County and bounded by natural features to the east (Wasatch Mountains) and the west (Great Salt Lake). The center of Farmington is situated at an elevation of **4,305 feet**. The city contains **10.04 square miles** within its current boundaries, of which a small portion, **0.09 square miles**, is water.



2.2.2 Social and Economic Context – The People

Demographic characteristics greatly influence the current and future needs of cities. From housing, utilities, transportation, and emergency services to community recreation, social activities, and senior services, the amount, age, and composition of the population impact the decisions made in the short-term and long-term.

The 2020 Census and American Community Survey (ACS; 5-year estimates 2019-2023) data reflect that the population of Farmington is generally young, prosperous, and well educated. Over half of Farmington's residents over the age of 25 have a bachelor's degree or higher while 98.0 percent have graduated from high school.

The **median age is 31.7 years**, which is lower than the State of Utah as a whole (32.3 years). About **10% of Farmington's residents are 65 years** of age or older and nearly **35% are under 18 years old**. The **median household income in Farmington is \$120,432**, which is over 30% higher than the State of Utah.

The **average household has 3.40 people**, higher than Davis County (3.18 people) and the State of Utah (2.99 people). A total of 7,146 households call Farmington home.

Farmington's total population is estimated to be just over **26,000 people** (26,163, based on ACS 5-year estimates, 2020-2024).

50.6%

Residents (over the age of 25) with a Bachelor's Degree or Higher

98.0%

Residents (over the age of 25) graduated from high school

31.7 YEARS

Median age. Lower than the State of Utah (32.3 years)

10.7%

Residents over the age of 65

34.9%

Residents under the age of 18

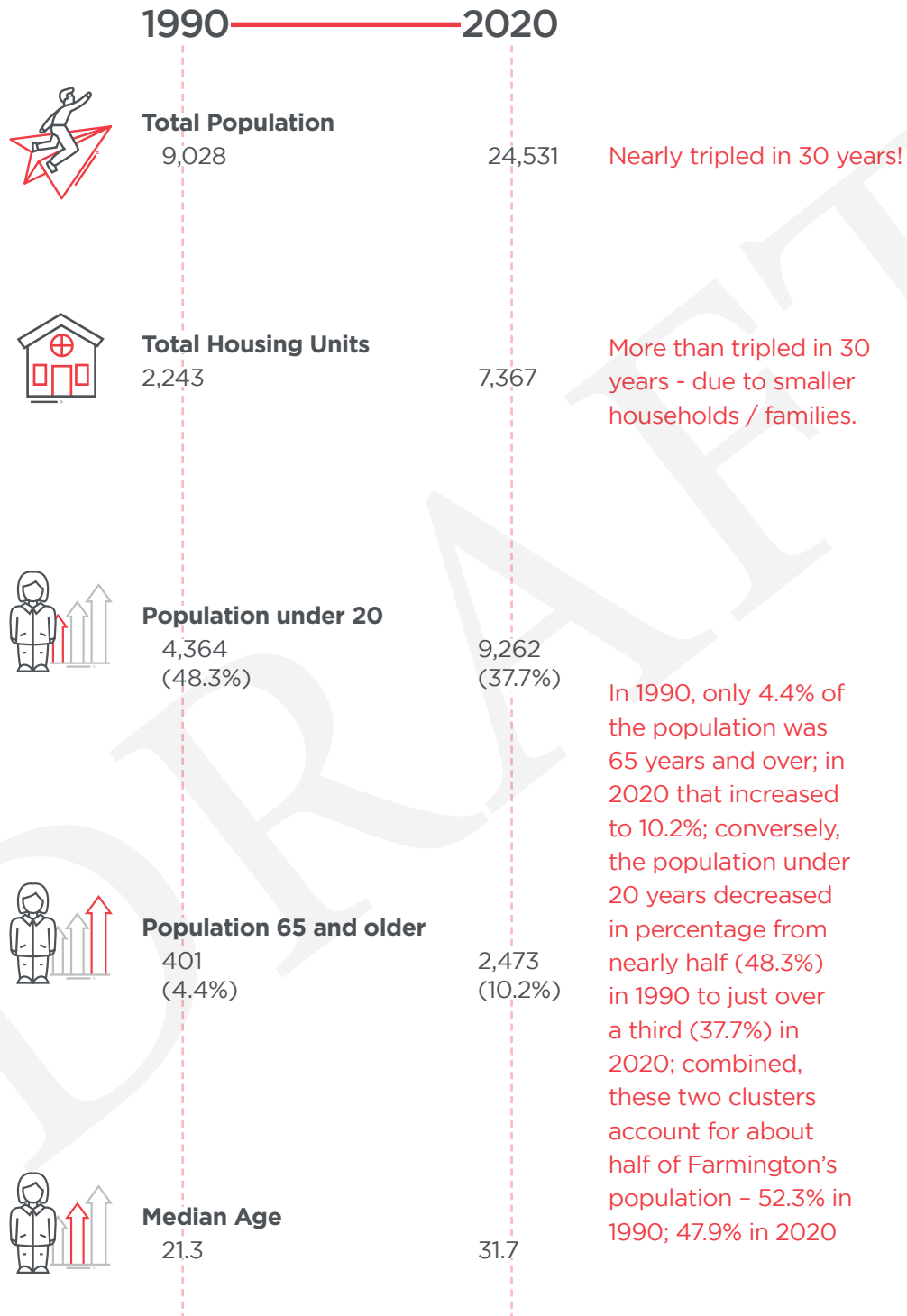
\$120,432

Median household income (in 2023 dollars). Higher than Davis County (\$108,058) and the State of Utah (\$91,750).

3.40 PEOPLE

Average household size. Higher than Davis County (3.21) and the State of Utah (3.04).

2.2.3 How has Farmington changed?



2.3 Community Planning Context

2.3.1 Community History / Timeline

Key events have impacted the planning and development evolution of Farmington City. These are presented in five eras:

1. Native American Settlement & Inhabitation
2. Pioneer Settlement & County Seat
3. Agricultural Community & Entertainment Destination
4. Suburban Community
5. Commuter Rail/Regional Retail Hub

c. 1400s		1847-8	1850	1852	1853	1854	1855	1860	1862
Native Americans inhabit the area, living off the land through hunting and gathering, with seasonal migrations and small-group cooperation. Farmington Canyon Creek is known as Pia-Soho-Okwai; Western Shoshone for "Big Cottonwood River".		Haight family raises livestock in the foothills surrounding Farmington and builds a log cabin in 1847. In 1848, six additional families join the Hights and the area becomes known as the City of North Cottonwood [Burke, Davis, Grover, Miller, and William Smith families]		Territorial Legislature of Utah creates Davis County; Farmington (North Cottonwood) is designated the county seat.		First Davis County courthouse constructed; a two-story adobe building; cost of \$6,000.		Population of 591	
		Davis County established as a territory, named for early pioneer Daniel C. Davis.		Population of 413. Town is platted, laid out in a narrow version of the typical Mormon town grid. North Cottonwood becomes known as Farmington.		First business opens; a co-op store. Other businesses, including flour and molasses mills open soon after; an adobe schoolhouse was constructed just west of 4th North and Main.		Construction begins on a rock meetinghouse for the Church of Jesus Christ of Latter-day Saints. Located at 272 N. Main Street and known locally as the Rock Church, this is one of Utah's oldest still in use for its original function. In 1878, Aurelia Spencer Rogers organized the first LDS Primary for 224 children at this site.	

Indigenous Lands

This area was a seasonal gathering place for many Indigenous people prior to formal settlement, including members of the Shoshone, Paiute, Goshute, and Ute Tribes.



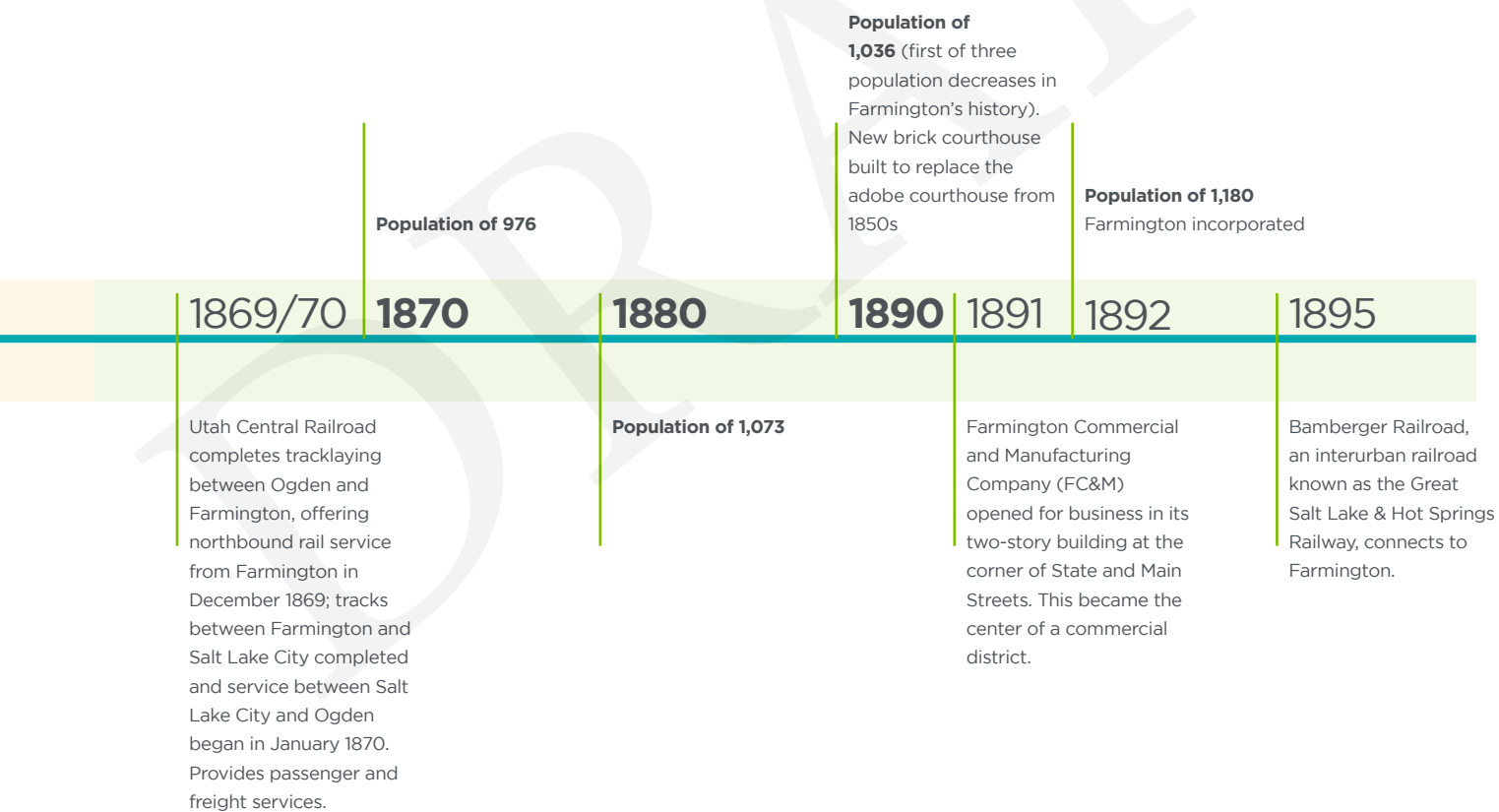
Photo Credit: Utah State Historical Society



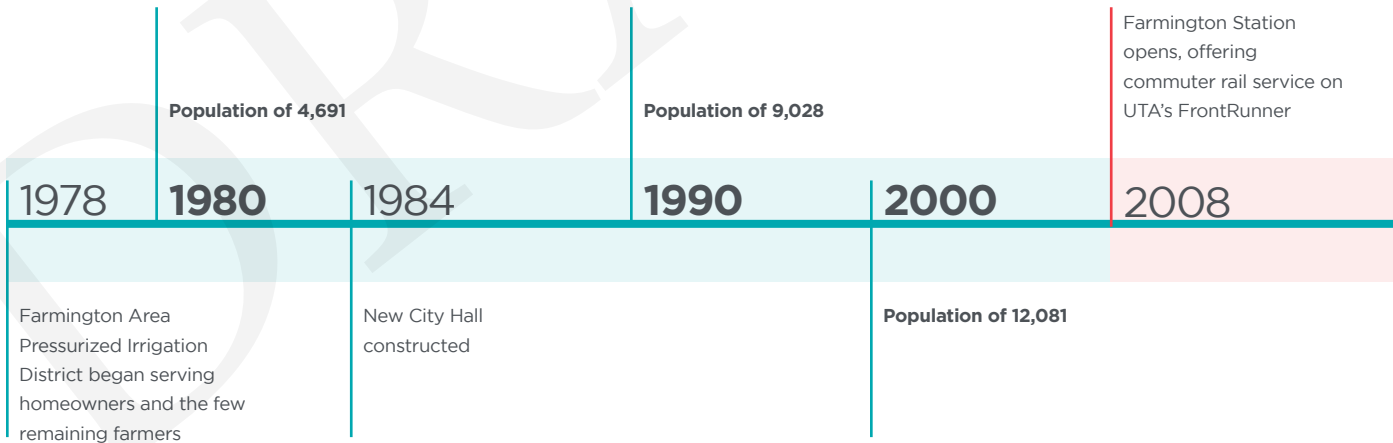
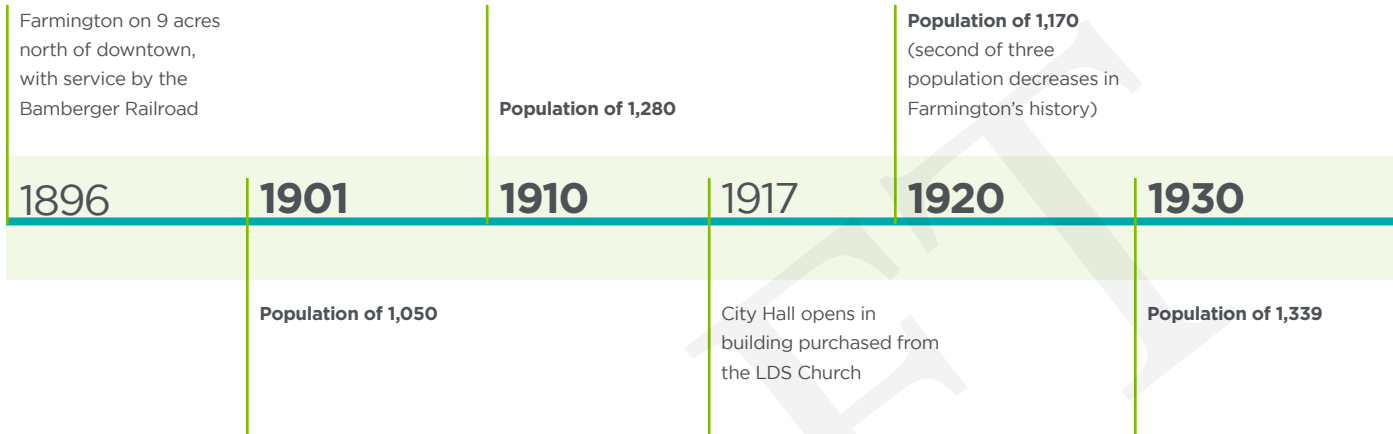
Farmington's Built Environment Character

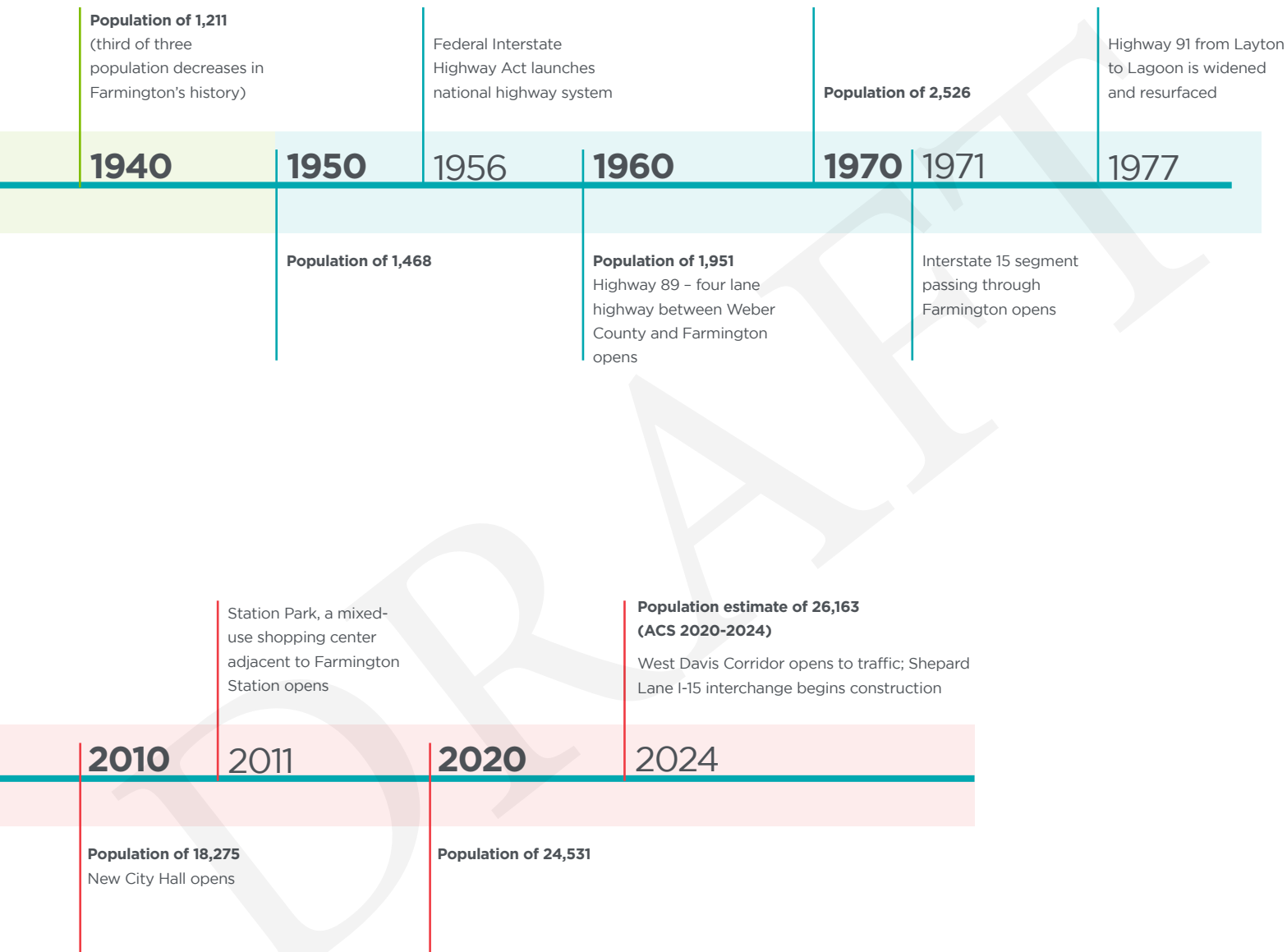
As Farmington City became more established in the late 1800s, stone was hauled out of nearby canyons and fields and pioneer log cabins were replaced by stone masonry homes. Buildings, bridges, dams, fences, and roads were constructed. Soon the streets were lined with stately Cottonwood, Poplar, and Sycamore trees which, combined with the pioneer homes cast in stone, remain Farmington's trademark to this very day.

Compared to many of its neighboring communities, Farmington has experienced relatively steady growth over many years. This is reflected by structures that still exist from each decade of Farmington's growth and development.



Lagoon (previously known as Lake Park 1886-1906; located along the shores of the Great Salt Lake from 1886-1895) opens in Farmington on 9 acres north of downtown, with service by the Bamberger Railroad







5K Fun Run; Photo by Farmington City

2.3.2 Relevant / Related Planning Efforts

- Downtown Master Plan (1996)
- Resource & Site Analysis Plan (1999)
- Shorelands Plan (2001)
- Annexation Policy Plan (2001)
- Scenic Byway Plan (2008)
- Transportation Master Plan (2009)
- Trails Master Plan (2013)
- Tree Management Plan (2013)
- Active Transportation Plan (2016)
- Farmington Station Area Plan (2022)
- Moderate Income Housing Plan (2022)
- Parks Master Plan (2001/2025 update)



The Farmington City Name

Farmington was previously known as North Cottonwood because of the cottonwood trees that grew along the stream from which the early pioneer settlers obtained water. Native Americans also refer to the cottonwood trees growing in the area, using the name Pia-Soho-Okwai (Western Shoshone for “Big Cottonwood River”) for Farmington Canyon Creek. Informally, the area was also called Miller’s Settlement, for an early settler family (Daniel A. Miller).

The name Farmington was given to the city when it was named the county seat. The name reflected the agricultural and farming activities of the residents at that time.

2.4 Regional Context

7%

Farmington is (7%) of the Davis County population.

6TH

Farmington has the 6th largest population out of fifteen Davis County communities.

3RD

Davis County ranks 3rd in population for counties in the State of Utah.

Farmington's population represents approximately seven percent (7%) of the Davis County population. Davis County ranks third in terms of county population for the State of Utah.

Farmington is a city in the Ogden–Clearfield, Utah Metropolitan Statistical Area, which includes all of Davis, Morgan, and Weber counties. Located in the center of Davis County, Farmington is bordered by Centerville to the South, and Kaysville to the north.

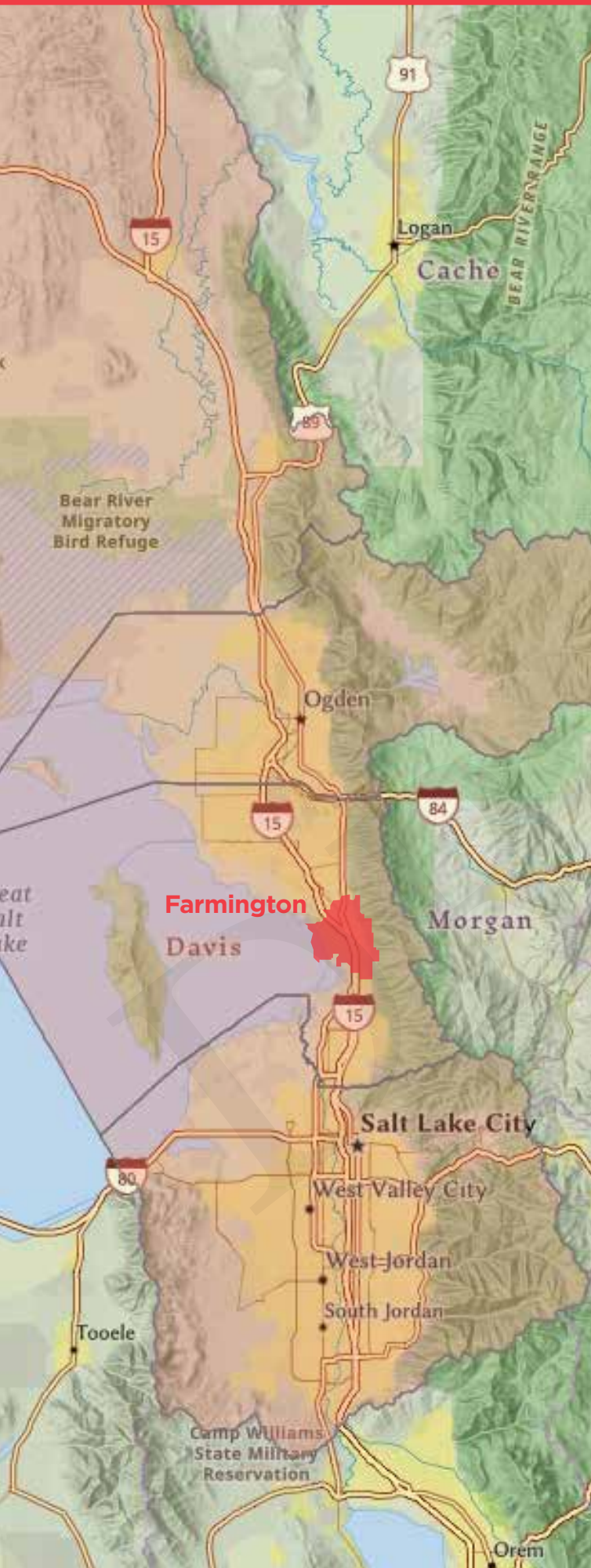
In terms of population, Farmington is 6th largest out of the 15 Davis County communities, based on the 2020 Census. It was 7th largest in the 2010 Census. Of note, between 2010 and 2020, with its growth of 6,256 people, Farmington had the highest percentage change in population, and the third largest in absolute change for Davis County.

Davis County as a whole has added 56,200 people between the 2010 and 2020 Census counts. Layton remains the largest city in Davis County and also grew the most in absolute population.



Did you know? In 1940, the population of Davis County was less than the population of Farmington City today! The population was 15,784 but nearly doubled by 1950 to 30,867 people.





Wasatch Front Regional Council (WFRC)

The Wasatch Front Regional Council (WFRC) is the designated Metropolitan Planning Organization (MPO) for the Wasatch Front. The WFRC is responsible for coordinating long-range transportation planning for communities in Box Elder, Weber, Davis, and Salt Lake counties.

Wasatch Choice has been a shared regional vision for the Wasatch Front for over a decade. Building on community values through an extensive public input process, Wasatch Choice establishes a blueprint for growth that supports a well-functioning economy, improves air quality, and enhances the overall quality of life through a transportation network that provides choices for how people get around.

Synergy with the regional vision articulated by Wasatch Choice helps to support Farmington's local goals.

Wasatch Choice 2050 / WC2050

Wasatch Choice 2050 (WC2050) is the regional vision looking out to 2050. It articulates how to make the vision a reality through recommended implementation strategies. WC2050 identifies specific transportation projects and investments, as well as the associated use of land near those investments to achieve agreed-upon outcomes for local communities across the region.

Four key strategies represent the overarching themes in the Wasatch Choice Regional Vision and help achieve the Regional Goals.

- 1. Provide Transportation Choices:** Help us have real options in how we choose to get around and increase the number of easily reached destinations.
- 2. Support Housing Options:** Support housing types and locations that we can both afford and work best for our lives.
- 3. Preserve Open Space:** Preserve sufficient and easily accessible open lands that provide us with recreational opportunities.
- 4. Link Economic Development with Transportation and Housing Decisions:** Create a synergy between these three key building blocks. Enable shorter and less expensive travel to afford us more time and money. Efficiently utilize infrastructure to save taxpayer dollars. Provide housing options and increase housing affordability. Improve the air we breathe by reducing auto emissions.

<https://wfrc.org/vision-plans/wasatch-choice-2050/>

3

CHAPTER 03

VISION

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View from foothills; Photo by Kim Jones

3.1 Farmington's Vision for the Future

The focus initiatives take past planning efforts and current efforts and align them with what we heard and learned from the community about priorities for the General Plan. They reflect the **range and diversity of viewpoints** about planning for Farmington's future.

3.1.1 Introduction to the Focus Initiatives

The focus initiatives provide a citizen-friendly guide to the General Plan and highlight the **priorities and key topics** the city will focus on when planning and making decisions about the community's future.

Farmington's Vision for the Future is captured in the following three Focus Initiatives:

1

Initiative #1: Quality of Life & Community Wellbeing

2

Initiative #2: Community Heritage & Culture

3

Initiative #3: Managed Growth Opportunities

1

3.2 Focus Initiative No. 1

Quality of Life & Community Wellbeing

ABOUT THIS FOCUS INITIATIVE

Quality of Life and Community Wellbeing establishes a framework for promoting both individual and community wellbeing for all of Farmington.

The Community Wellbeing initiative:

- Supports **physical, social, and cultural health** for all residents;
- Considers **connections** to goods and services;
- Evaluates the **proximity of open spaces** to neighborhoods to facilitate ease of access for residents.



Festival Days 2023;
Photo by Farmington City



3.2.1 GOALS & ASPIRATIONS

- a. Create a healthy, attractive, and pleasant living environment for Farmington's residents.
- b. Maintain Farmington as a peaceful, family-oriented community.
- c. Promote public safety and community security.
- d. Broaden recreational opportunities and programs for citizens of all ages and abilities to facilitate physical and mental health.
- e. Facilitate safe, efficient connections to Farmington's parks, open spaces, and amenities.
- f. Foster cooperation and mutual understanding among citizens, business/commercial entities, institutions and the City.



3.2.2 KEY STRATEGIES & ACTION ITEMS

- a. Strengthen the agencies responsible for assuring public safety; involve and engage the community in public safety education and prevention programs.
- b. Spur citizen participation in City government and on City committees, encouraging volunteer leadership and service.
- c. Facilitate a dedicated municipal staff by supporting educational/training opportunities.
- d. Pursue designation as a **"Healthy Utah Community"** through Get Healthy Utah.
- e. Pursue designation as a **"Bike Friendly Community"** through The League of American Bicyclists.
- f. Act with fiscal responsibility using data-driven decision-making.

2

3.3 Focus Initiative No. 2

Community Heritage & Culture

ABOUT THIS FOCUS INITIATIVE

Community Heritage & Culture establishes a framework for authentically celebrating and highlighting Farmington's rich history and beautiful setting.

The Community Heritage & Culture initiative:

- Honors Farmington's **visual charm and distinguishing features** and amenities, including its tree-lined streets, the stone used to construct many of its pioneer homes, and the region's largest family amusement park, Lagoon;
- Supports **connections to the canyons** above Farmington, which offer opportunities for hiking, jogging, bicycling, snowmobiling, picnicking, horseback riding, fishing and camping;
- Facilitates the city's **stewardship of the natural resources** important to the community, including the Great Salt Lake and the Wasatch Mountains.



Farmington Historical Museum;
Photo by Farmington City



3.3.1 GOALS & ASPIRATIONS

- a. Preserve and highlight the beauty of Farmington's context and surroundings.
- b. Preserve and highlight Farmington's historic heritage.
- c. Celebrate the active lifestyle supported by Farmington's context and natural resources.



3.3.2 KEY STRATEGIES & ACTION ITEMS

- a. Recognize and preserve Farmington's heritage of pioneer buildings and traditions for the enrichment of its present and future citizens.
- b. Maintain Farmington's Tree City USA designation.
- c. Continue to support performing and visual arts through recreation programs, the Parks Recreation and Trails (PRAT) committee, and public art initiatives.
- d. Ensure that every resident remains within ten (10) walking minutes to trails.





3.4 Focus Initiative No. 3

Managed Growth Opportunities

ABOUT THIS FOCUS INITIATIVE

Managed Growth Opportunities establishes a framework for maintaining Farmington as a cohesive community that honors its history while advocating for smart growth and modern innovations.

The Managed Growth Opportunities initiative:

- Supports **strong fiscal health** for the City;
- Promotes a **relaxed, interconnected community feel** while offering diverse amenities to maintain the best of both rural and urban living;
- Facilitates **access to residents' daily needs**, including job opportunities, shopping, and recreation.



Event at Station Park
Photo by Roxy Christensen



3.4.1 GOALS & ASPIRATIONS

- a. Provide for harmonious, coordinated, and controlled development within the City to avoid undue impact on public facilities, public services, and the physical environment.
- b. Plan growth carefully to preserve an uncongested City with new development that blends with and enhances the historical buildings and natural beauty of Farmington's context.
- c. Continue to improve and broaden the City's economic base to proactively preserve fiscal integrity, minimize waste, avoid dependency on property taxes, and support the non-economic values of the community.



3.4.2 KEY STRATEGIES & ACTION ITEMS

- a. Attract quality commercial, light manufacturing, and creative industry enterprises to Farmington's commercial and mixed-use centers to maximize economic benefits while minimizing congestion, noise, and unsightliness.
- b. Stay at the forefront of advances in technology.
- c. Continue to promote partnerships between private and public entities to support economic growth while maintaining community values and goals.
- d. Update the lake-adjacent development restriction boundary (previously 4218' elevation) to follow the West Davis Corridor highway (west of 725 West).



General Plan Community Outreach Booth
Farmington Festival Days, July 2024

3.5 Community Outreach

3.5.1 KEY THEMES – COMMUNITY VALUES & PRIORITIES

The Key Themes/Topics reflect the community's values, priorities, and desires for the future. These provide the foundation and framework for the General Plan and are reflected in the Focus Initiatives and in Part Two: Policy Guide.

1. Family Friendly – Great Place to Raise a Family
2. Community Heritage & Culture
3. Context Sensitive Design
4. Safety
5. Resilient / Diverse Economy
6. Supportive / Successful Businesses
7. Recreation
8. Communication
9. Citizen Participation

329

Farmington residents participated in the community visioning survey!

2

Two community-wide participation events were held to get input on the General Plan: a booth at Festival Days 2024 and an open house at City Hall in November 2024.

4

Four neighborhood open houses were held in March 2025 to review the draft plan.

PART 1

POLICY GUIDANCE

PLAN ELEMENTS

TWO

DE & ENTS

4

CHAPTER 04

POLICY GUIDE INTRODUCTION

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View from Farmington Canyon, Eric Rasmussen

4.1 Planning for Farmington

Planning is an activity that we engage in every day. We plan for the future by setting goals for next month, next year, and beyond, whether at work, home, or school.

Planning for a City is similar to our individual planning processes. Instead of planning for individuals or families, however, we must plan for all current and future residents of the City. The process is dependent upon many factors and can be complex but is organized around common goals for the community.

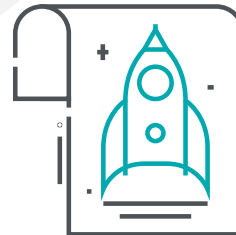
4.2 Policy Guide Use & Structure

The General Plan format is centered on a policy approach to planning, which is reflected in the Community Goals, Policies, and Recommendations for each chapter of the Policy Guide. The Policies and Recommendations serve as the basis for initiating a plan of action to achieve Community Goals.

The Policy Guide is also used to frame the direction and recommendations of the map-based components of the General Plan, covered in Part Three: Land Use and City Form. These components serve to illustrate the recommendations of the General Plan. While these often are the most used portions of the Plan, the future land use recommendations are the result of a lengthy process to capture and reflect community priorities in the Policy Guide. **Where inconsistencies may exist between the text of the Policy Guide and the Land Use and City Form maps, they should generally be resolved in favor of the text.**



GOALS:
Each chapter begins with a set of overall Community Goals, reflecting the priorities and aspirations for Farmington.



POLICIES & RECOMMENDATIONS:
Policies and Recommendations provide a framework for specific implementation actions to help achieve the Community Goals,

5

CHAPTER 05

HOUSING & NEIGHBORHOODS

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5.6 Neighborhood Quadrant Profiles	53



Farmington Ranches, The Boyer Company



5.1 Introduction

The Housing & Neighborhoods chapter provides a framework for maintaining and improving the appearance and functionality of Farmington's neighborhoods. Farmington will strive to balance opportunity and development with the preservation of historic, cultural, and natural assets.

5.2 Key Metrics

- Number (#) of housing units
- Housing types
- Historic landmark sites by neighborhood

5.3 Key Themes

- Preservation of Neighborhood Character, Compatibility, and Integrity
- Cohesive and Sustainable Growth
- Quality of Life
- Housing Diversity

5.4 Community Goals

1

GOAL 1: Maintain land use policies that encourage diverse residential opportunities while balancing private property rights with community health, safety, and welfare.

2

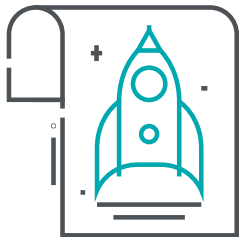
GOAL 2: Ensure new residential and neighborhood development is self-sustaining and progresses logically, utilizing existing infrastructure and minimizing scattered developments.

3

GOAL 3: Preserve the integrity, quality, and character of Farmington's neighborhoods.



Farmington Sidewalks and Trees



5.5 Policies & Recommendations

1. Ensure alignment between the General Plan and residential land use regulations, with clear objectives.
2. Encourage well-designed, cohesive residential neighborhoods with standards for utilities, infrastructure, landscaping, and aesthetic appeal.
3. Implement setbacks, buffers, and other strategies to shield residential neighborhoods from incompatible land uses.
4. Ensure adequate street design standards to accommodate a variety of modes and be appropriate for the context.
5. Support the character-defining elements of existing or emerging neighborhoods that reflect broader community goals.
6. Promote a compatible mix of residential, commercial, and recreational uses in identified mixed-use nodes to help provide amenities to surrounding neighborhoods.
7. Promote residential land uses that align with the overall vision for Farmington, directing development to designated areas on the Future Land Use Plan Map.
8. Promote the upkeep and improvement of existing housing through building code enforcement, historic preservation efforts, and community engagement in neighborhood enhancement initiatives.
9. Continue to support the use of various methods for preserving agricultural lands, shoreline areas, and the foothills as open space, including purchase, lease, conservation easements, and conservation-oriented development patterns.
10. Assess residential development proposals for compatibility with community priorities, existing development patterns, infrastructure adequacy, and natural site characteristics.
11. Support a mix of housing types and sizes in neighborhoods to promote a range of opportunities and choices city-wide to live in Farmington at multiple stages of life.

5.6 Neighborhood Quadrant Profiles

To provide an understanding of the characteristics and features of the different areas of Farmington, the General Plan provides a profile of key information for each of four quadrants :

1. Northwest Quadrant
2. Northeast Quadrant
3. Southeast Quadrant
4. Southwest Quadrant

PEOPLE

of people

ESTIMATED POPULATION
CENSUS (2020)



%

UNDER AGE 18

%

AGE 18 & OVER

KEY LANDMARKS + FEATURES



PARKS + ATHLETIC FIELDS



NATURE + RECREATION



SCHOOLS

HOUSING

of units

ALL HOUSING TYPES



%

SINGLE FAMILY



%

DUPLEXES &
TOWNHOMES



%

APARTMENTS

HOUSING YEAR BUILT
BY DECADE

NORTHWEST

8,157 PEOPLE
3,354 HOUSING UNITS

NORTHEAST

5,609 PEOPLE
1,814 HOUSING UNITS

CLARK LANE

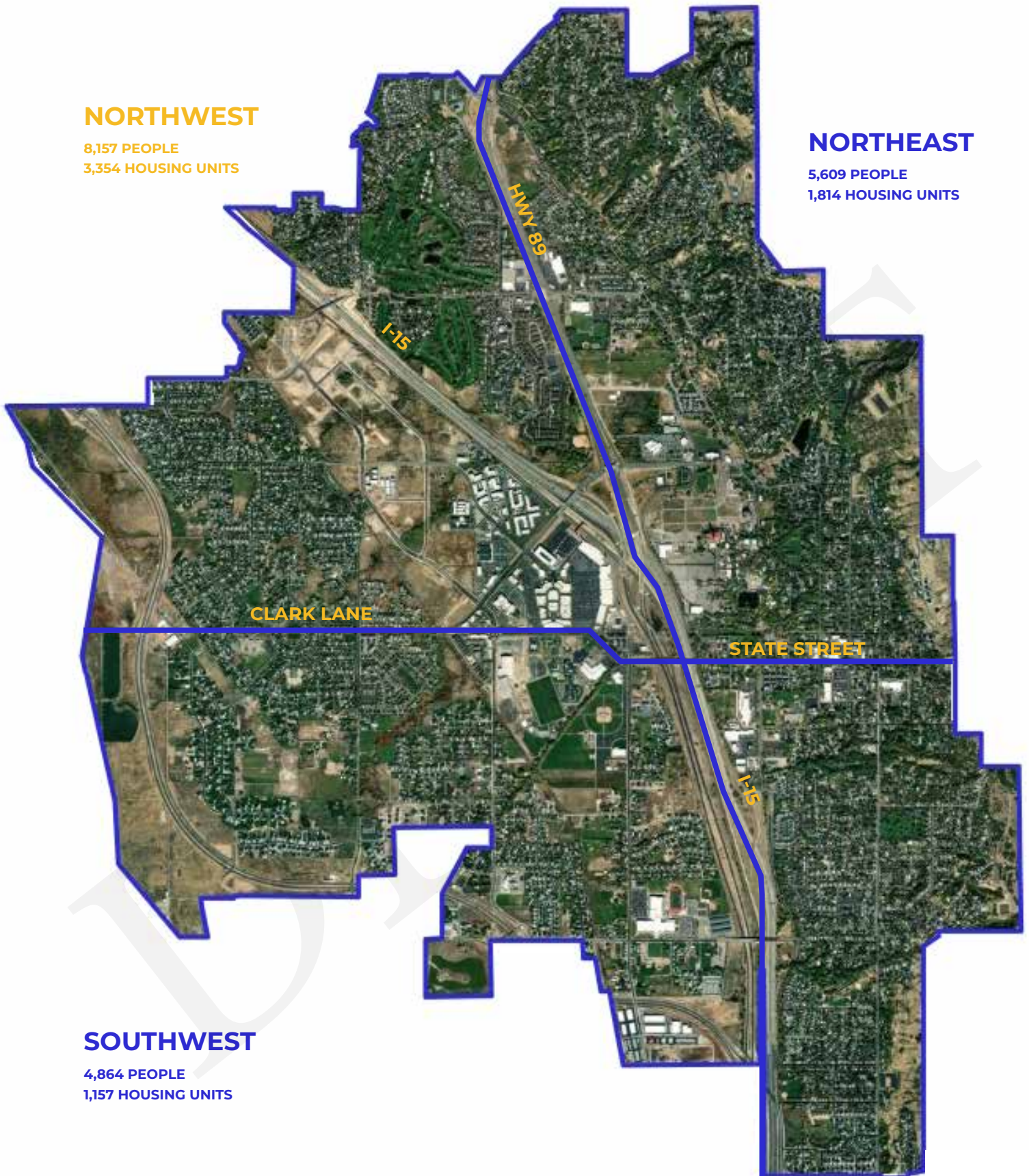
STATE STREET

SOUTHWEST

4,864 PEOPLE
1,157 HOUSING UNITS

SOUTHEAST

5,917 PEOPLE
1,901 HOUSING UNITS



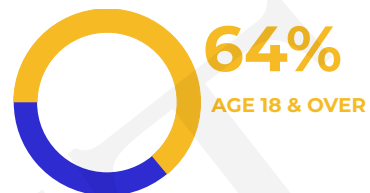
5.6.1 Northwest Quadrant

PEOPLE

8,137

ESTIMATED POPULATION
CENSUS (2020)

36%
UNDER AGE 18



KEY LANDMARKS + FEATURES



PARKS + ATHLETIC FIELDS

- Spring Creek Park
- Farmington Ranches Park
- Heritage Park



NATURE + RECREATION

- Access to Farmington Bay Waterfowl Management Area
- Access to Legacy Trail
- Davis Creek



SCHOOLS

- Eagle Bay Elementary

HOUSING

3,354

HOUSING UNITS



45%

SINGLE FAMILY



23%

DUPLEXES &
TOWNHOMES



32%

APARTMENTS

HOUSING YEAR BUILT

- 2020 and newer: 22%
- 2010 - 2019: 26%
- 2000 - 2009: 34%
- 1960 - 1999: 18%
- older than 1960: <1%



Northwest Neighborhood; Photo by Roxy Christensen

5.6.2 Northeast Quadrant

PEOPLE

5,609

ESTIMATED POPULATION
CENSUS (2020)

31%

UNDER AGE 18



69%

AGE 18 & OVER

KEY LANDMARKS + FEATURES



PARKS + ATHLETIC FIELDS

- Lagoon Amusement Park
- Moon Park
- Farmington City Park
- Point of View Park
- Farmington Pond



NATURE + RECREATION

- Shepard Creek Trails
- Farmington Creek Waterfall
- Old Aqueduct Trail
- Farmington Canyon
- Farmington Creek Trail
- Lagoon Trail
- Flag Rock Trailhead



SCHOOLS

- Knowlton Elementary
- Davis School District

HOUSING

1,814

HOUSING UNITS



92%

SINGLE FAMILY



6%

DUPLEXES &
TOWNHOMES



2%

APARTMENTS

HOUSING YEAR BUILT

- 2020 and newer: 7%
- 2010 - 2019: 16%
- 2000 - 2009: 12%
- 1960 - 1999: 52%
- older than 1960: 13%



Northeast Neighborhood; Photo by David Livingston

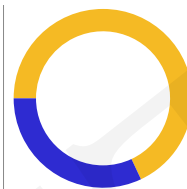
5.6.3 Southeast Quadrant

PEOPLE

5,917

ESTIMATED POPULATION
CENSUS (2020)

32%
UNDER AGE 18



68%

AGE 18 & OVER

KEY LANDMARKS + FEATURES



PARKS + ATHLETIC FIELDS

- Forbush Park
- Woodland Park
- Mountain View Park



NATURE + RECREATION

- Davis Creek Trailhead
- The Grotto in Hornet Canyon Waterfall
- Flag Rock Trailhead



SCHOOLS

- Farmington Junior High
- Farmington Elementary

HOUSING

1,901

HOUSING UNITS



83%

SINGLE FAMILY



12%

DUPLEXES &
TOWNHOMES



5%

APARTMENTS

HOUSING YEAR BUILT

- 2020 and newer: 4%
- 2010 - 2019: 16%
- 2000 - 2009: 12%
- 1960 - 1999: 62%
- older than 1960: 8%



Southeast Neighborhood; Photo by Eric Miller

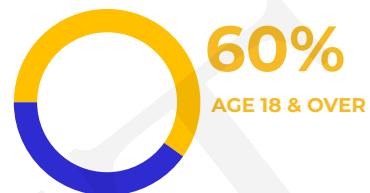
5.6.4 Southwest Quadrant

PEOPLE

4.864

ESTIMATED POPULATION
CENSUS (2020)

40%
UNDER AGE 18



KEY LANDMARKS + FEATURES



PARKS + ATHLETIC FIELDS

- Farmington Regional Park
- Western Sports Park East Athletic Fields



NATURE + RECREATION

- Access to Farmington Bay Waterfowl Management Area
- Access to Legacy Trail
- Davis Creek



SCHOOLS

- Canyon Creek Elementary School
- Farmington High School

HOUSING

1,157

HOUSING UNITS



92%

SINGLE FAMILY



7.3%

DUPLEXES &
TOWNHOMES



0%

APARTMENTS

HOUSING YEAR BUILT

- 2020 and newer: 10%
- 2010 - 2019: 44%
- 2000 - 2009: 38%
- 1960 - 1999: 8%
- older than 1960: <1%



Southwest Neighborhood; Photo by Brent Clark

6

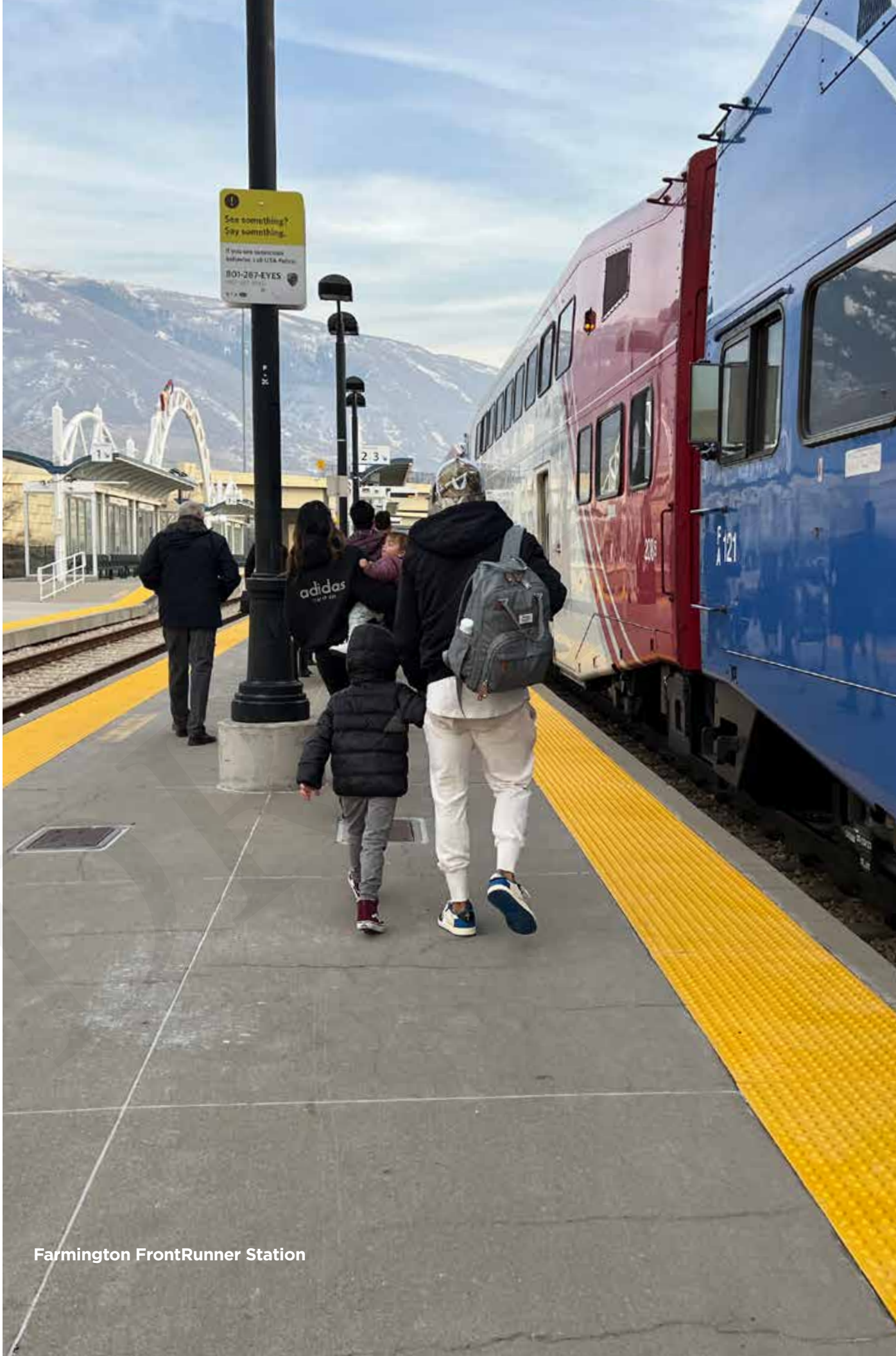
CHAPTER 06

TRANSPORTATION

*Circulation / Mobility /
Accessibility*

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Farmington FrontRunner Station



6.1 Introduction

The Transportation chapter provides a framework for maintaining and improving the appearance and multi-modal functionality of Farmington's streets and transportation system. Farmington will strive to enhance the community's network of connections with streetscape amenities and context-appropriate street standards.

6.2 Key Metrics

- Miles of Bike Lane / % of streets safe for bikes (infrastructure or slower speed limits)
- Miles of Sidewalk
- Annual Bike and Pedestrian Crashes
- Transit Ridership

6.3 Key Themes

- Safety and Accessibility
- Re-thinking the Right-of-Way / Transforming the Streets
- Active Transportation
- Connected Community
- Comprehensive Solutions for the Transportation System

6.4 Community Goals

1

GOAL 1: Improve and maintain multi-modal connectivity within the city and to regional amenities and transportation.

2

GOAL 2: Enhance pedestrian safety and access throughout the city.

3

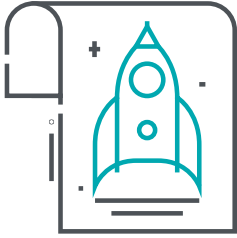
GOAL 3: Maintain an internal transportation system that facilitates access to commercial centers and local destinations while reducing congestion on major roads.

4

GOAL 4: Support ongoing economic development and fiscal responsibility by establishing and maintaining a well-functioning multi-modal transportation system.

5

GOAL 5: Preserve Farmington's character by continuing to emphasize tree-lined streets in development and maintenance.



6.5 Policies & Recommendations

1. Improve the multi-modal functionality and appearance of streets in Farmington through initiatives such as bike lanes, sidewalk improvements, and streetscape enhancements.
2. Facilitate active transportation connections to Farmington's trail system with right-of-way improvements and wayfinding signage.
3. Continue to collaborate with Utah Transit Authority (UTA) to maintain, expand, and enhance public transit services in Farmington, including the Lagoon Trolley/internal circulator route.
4. Increase the availability of sidewalks along major streets and primary pedestrian routes.
5. Improve street safety by avoiding or removing sight obstructions at intersections, adjusting speed limits as necessary, and evaluating and redesigning intersection layouts for better functionality.
6. Continue to implement an annual program to assess and improve pavement conditions based on identified needs to ensure safe and well-maintained roadways.
7. Ensure environmental considerations, such as drainage and wetland mitigation, are addressed in transportation projects.
8. Use a street tree planting program to improve the appearance and quality of city streets and trails.
9. Maintain ongoing dialogue with UDOT to ensure state roads within Farmington are well-maintained, landscaped, and visually appealing, especially at major intersections and transportation facilities.
10. Collaborate with UDOT to develop context-based solutions that reduce negative impacts on adjacent land uses and support neighborhood and community initiatives.
11. Minimize the impact of major roadway traffic on adjacent residential neighborhoods by incorporating strategies like landscaping and earthen berms for noise and visual mitigation.
12. Support strategic infrastructure projects, such as the reconstruction of interchanges, to facilitate better traffic flow and minimize the impact on Farmington's neighborhoods.
13. Collaborate with UDOT to fund and construct a new interchange at 1525 West and the West Davis Corridor.
14. Establish designated truck routes to manage heavy vehicle traffic effectively and reduce its impact on residential neighborhoods.
15. Connect Station Park to Western Sports Park with a local people mover.
16. Consider elimination and/or reduction of parking in key mixed-use areas to further promote modes other than automobiles (MIHP strategy).



CHAPTER 07

GROWTH & DEVELOPMENT

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Street Repairs



Ground Breaking, Davis County Sports Complex



7.1 Introduction

The Growth & Development chapter provides a framework for managing and planning the growth and evolution of Farmington City. Farmington will strive to promote innovative, sustainable development that is fiscally responsible and conserves natural resources.

7.2 Key Metrics

- Population growth in 10, 20 years
- Household size – changes (increases/decreases)
- Ratio of sales tax to property tax revenue for city

7.3 Key Themes

- Sustainable Development and Resource Conservation
- Public Safety & Emergency Preparedness
- Infrastructure Management, Coordination, & Improvement
- Fiscal Responsibility

7.4 Community Goals

1

GOAL 1: Integrate forward-thinking strategies and methods for building and maintaining public infrastructure and facilities.

2

GOAL 2: Proactively coordinate with local and regional partners on new development and the maintenance and upkeep of existing neighborhoods and infrastructure.

3

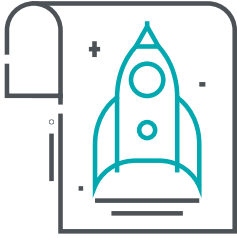
GOAL 3: Protect and conserve natural resources and minimize the impact on the built and natural environment of Farmington.

4

GOAL 4: Ensure community and City preparedness for responding at the local level to a range of disasters and/or emergency situations.

5

GOAL 5: Maximize the ability to provide amenities and services for the community by acting in a fiscally responsible manner regarding growth and development.



7.5 Policies & Recommendations

1. Refine and implement the City's utility and infrastructure plans to address existing problem areas and enhance systems.
2. Develop a cohesive and comprehensive Emergency Management Plan that addresses a range of natural and human-made disasters from a local perspective.
3. Upgrade equipment and assess staffing and service needs to support public safety effectively alongside community growth and development.
4. Ensure all new developments bear their fair share of costs for expanding infrastructure and utility systems. Regularly review the capacity of these systems to maintain service levels.
5. Implement energy conservation practices for public buildings, vehicles, and street lighting, prioritizing renewable energy designs for new facilities.
6. Promote responsible annexation policies. Coordinate with neighboring jurisdictions for effective annexation and utility management, and ensure all new developments are connected to essential services and contribute fairly to infrastructure costs.
7. Safeguard agricultural lands from storm runoff generated by adjacent developments.
8. Facilitate beneficial infill development.
9. Balance community values with the need for a strong tax base.

8

CHAPTER 08

PARKS, OPEN SPACE & TRAILS

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Open spaces; photo by Jeremy Zon



8.1 Introduction

The Parks & Open Space chapter provides a framework for creating a comprehensive network of parks, open spaces, and green connections. Farmington will strive to support community health and wellbeing through easy access to a range of recreational, cultural, and open space opportunities and amenities.

8.2 Key Metrics

- Acres of Parks
- Number (#) of Parks
- Number (#) of Open Spaces
- Tree Canopy
- Miles of Completed and Planned Trails

8.3 Key Themes

- Comprehensive and Accessible Parks, Open Space & Trails System
- Integration of Community-Based Cultural Activities
- Preserve and Enhance Open Space
- Honor Farmington's Heritage and Character

8.4 Community Goals

1

GOAL 1: Celebrate the unique opportunities of urban living in a natural context, maintaining the ecological balance and character of Farmington.

2

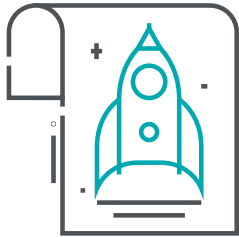
GOAL 2: Develop a multi-use trails system that links parks, service centers, and residential areas, utilizing existing corridors for biking, hiking, and other non-motorized activities, while ensuring safety and accessibility for all users.

3

GOAL 3: Establish a coordinated and diverse park system that includes neighborhood, community, and special use parks, designed for sustainability, low maintenance, and vandal resistance, while adhering to national standards for accessibility and service areas.



Juniors Pickleball Tournament



8.5 Policies & Recommendations

1. Support the integration and offering of cultural activities at parks and open spaces to enhance community engagement.
2. Foster partnerships with local schools, organizations, and entities such as Lagoon to maximize recreational opportunities and shared resources, utilize public school playgrounds as community parks, and support community involvement in creating a diverse system of amenities.
3. Explore and implement strategies to preserve open spaces and greenbelt areas as recreation and ecological buffers, fostering the maintenance of historically significant farmlands.
4. Designate the foothill areas as open space or a conservation style of development, limiting development above an elevation of 5200 feet to preserve natural beauty and ecological balance.
5. Protect and expand the urban forest, enhancing the aesthetic appeal of the City while promoting green connections between parks and public spaces.
6. Follow best practice guidelines and implement standards for tree planting, maintenance, and removal in public spaces and rights-of-way.
7. Identify and develop new parks, recreation facilities, and amenities based on community feedback, prioritizing the construction of features and spaces based on gaps and needs.
8. Evaluate the proximity of open spaces to neighborhoods to facilitate ease of access for residents with improvements, connections, and extensions of green infrastructure.
9. Prioritize the acquisition and preservation of open spaces and natural areas, including the foothills and agricultural lands, to maintain the character and heritage of Farmington and provide recreational buffers in developed areas.
10. Make the acquisition and development of parks and open space a key focus of the Capital Improvement Program, ensuring proactive land procurement to support and anticipate future needs and service levels.
11. Use waterwise plantings in parks and open spaces to facilitate ease of maintenance and water conservation.

9

CHAPTER 09

COMMUNITY CHARACTER & CULTURE

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Tom Owens Park (Richards Grist Mill)

9.1 Introduction

The Community Character and Culture chapter provides a framework for honoring Farmington's heritage and values as the community evolves. Farmington will strive to celebrate and support the distinguishing physical and social/cultural characteristics that contribute to the charm and identity of the city.

9.2 Key Metrics

- Number (#) of historic landmark sites
- Number (#) of historic districts
- Catalog/range of architectural styles/development patterns

9.3 Key Themes

- Cohesive Community
- Community Values and Heritage
- Healthy and Beautiful Living Environment
- Celebrate and Highlight Distinguishing Features

9.4 Community Goals

1

GOAL 1: Create a healthy, attractive, and pleasant living environment for Farmington's residents.

2

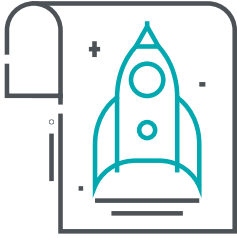
GOAL 2: Preserve and highlight Farmington's heritage and the beauty of the city's surroundings.

3

GOAL 3: Foster a sense of community and support social and cultural health for residents and businesses of Farmington.

4

GOAL 4: Maintain Farmington as a peaceful, family-oriented community.



9.5 Policies & Recommendations

1. Plan growth carefully to support new development that blends with and enhances Farmington's historical buildings and urban form.
2. Promote a relaxed, interconnected community atmosphere while offering diverse amenities to maintain the best of both rural and urban living.
3. Recognize and preserve Farmington's heritage of pioneer buildings and traditions for the enrichment of its present and future citizens.
4. Maintain Farmington's Tree City USA designation.
5. Continue to support performing and visual arts through Recreation programs, the Parks Recreation and Trails (PRAT) committee, and public art initiatives.
6. Honor Farmington's visual charm and distinguishing features, including the tree-lined streets and the stone used to construct many of its pioneer buildings.
7. Maintain Farmington as a peaceful, family-oriented community.
8. Recognize and preserve Farmington's traditions for the enrichment of its present and future citizens.
9. Continue to foster citizen participation in City government and on City committees, encouraging volunteer leadership and service.
10. Maintain Farmington as a cohesive community through development regulations and policies.
11. Celebrate the development patterns/architecture styles from each decade of the city's history and evolution.
12. Prioritize the beautification of the gateways and entrances into Farmington, including freeway on/off ramps (coordinate with UDOT).

10

CHAPTER 10

CONSERVATION & STEWARDSHIP

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Tour at Farmington Bay boardwalk



10.1 Introduction

The Conservation & Stewardship chapter provides a framework for protecting and conserving the beauty of Farmington's context and natural resources for future generations. Farmington will strive to foster actions, practices, and development patterns that lead to a healthier environment while also facilitating fiscal responsibility.

10.2 Key Metrics

- Five Creeks – riparian buffer/zone protection
- Foothill/Sensitive Lands Ordinance
- # of Conservation Easements
- Acres of Conserved Open Space

10.3 Key Themes

- Sustainable Development and Resource Conservation
- Compatible & Planned Development Patterns
- Stewardship of Farmington's Context and Physical Environment
- Innovation and Best Practices
- Water Conservation

10.4 Community Goals

1

GOAL 1: Plan and manage growth carefully to preserve and enhance the natural beauty of Farmington's context and surroundings.

2

GOAL 2: Be good stewards of the natural resources important to the community, including the Great Salt Lake and the Wasatch Mountains.

3

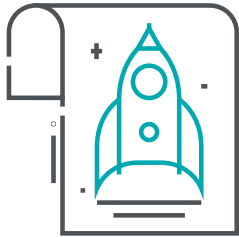
GOAL 3: Maintain the best of both rural and urban living.

4

GOAL 4: Lead in researching and implementing innovative solutions and strategies for sustainable development practices.



Farmington Pond Clean up Day



10.5 Policies & Recommendations

1. Aim to collect storm water through more natural infiltration methods, including use of permeable surfaces and integrating detention ponds within park designs. Encourage the incorporation of large detention ponds to reduce the need for multiple small ponds.
2. Adopt policies to protect watershed areas, reduce the use of surface waters for culinary needs, and safeguard groundwater aquifers to minimize costly treatment options.
3. Implement and/or update regulations to prevent contaminant discharge into the aquifer, with encouragement for the disposal of hazardous materials at designated sites to safeguard this critical resource.
4. Continue to promote the wise use of water and other natural resources with regulations that support best practices and adapt to evolving conditions.
5. Establish guidelines to restore and maintain riparian buffers.
6. Promote the consolidation of wetlands to facilitate higher-density development while preserving stream corridors for environmental integrity, ensuring adequate buffers for existing residents.
7. Continue to work with state and federal agencies to define wetlands accurately, support regulations on wetland development, and explore options for acquiring rights to preserve significant wetland areas as permanent open spaces.
8. Implement energy conservation practices for public buildings, vehicles, and street lighting, prioritizing renewable energy designs for new facilities.
9. Evaluate clean energy options and support integration into new developments and public facilities.
10. Retain a healthy urban forest canopy relying on best practices for tree management.
11. Use waterwise plantings in the landscape of public facilities and parks, open space, and recreation areas.
12. Support preservation of wildlife corridors and protect the hillsides, foothills, and open spaces with compatible development and conservation policies.
13. Enhance the Emergency Preparedness Plan to include procedures for responding to wildfires and flooding events; preserve established debris basins from encroachment.

PART 1

LAND USE &



A landscape photograph showing a city scene with mountains in the background. The foreground is filled with dry, brown grass and some dark, fuzzy plant heads. In the middle ground, there are several buildings, including a large one with a red sign that says "HEALTH". The background features large, rugged mountains under a clear sky. The text "THREE" is overlaid in large, white, bold letters on the left side of the image.

THREE

CITY FORM



CHAPTER 11

FUTURE LAND USE

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Ferris Wheel and Foothills



11.1 Introduction

The Land Use element of the General Plan provides the framework for future development of the built environment in Farmington. It serves alongside the Policy Guide and other General Plan elements as a guide for day-to-day decision making.

11.2 Areas of Stability / Areas of Change

Many areas of Farmington City are relatively stable, with few changes in land use anticipated. New development, infill development, and redevelopment should be compatible with and complementary to the existing development pattern in these areas of stability.

Some areas of Farmington City are more dynamic, and support opportunities for continued transition and new development patterns. Large portions of the dynamic areas are guided by previous planning efforts, such as the Farmington Station Area Plan.

11.3 The Future Land Use Map

What is the Future Land Use (FLU) Map?

The Future Land Use (FLU) Map is a tool designed to guide where and how growth and development should occur over the next 10-20 years. The FLU map can help ensure day-to-day decisions align with desired future development patterns.

The Future Land Use designations are organized into four primary use types. Each type plays a critical role in helping Farmington guide development towards achieving the vision of the General Plan.

- Housing & Neighborhoods
- Community Spaces
- Mixed Use
- Centers & Employment

How is the Future Land Use (FLU) Map used?

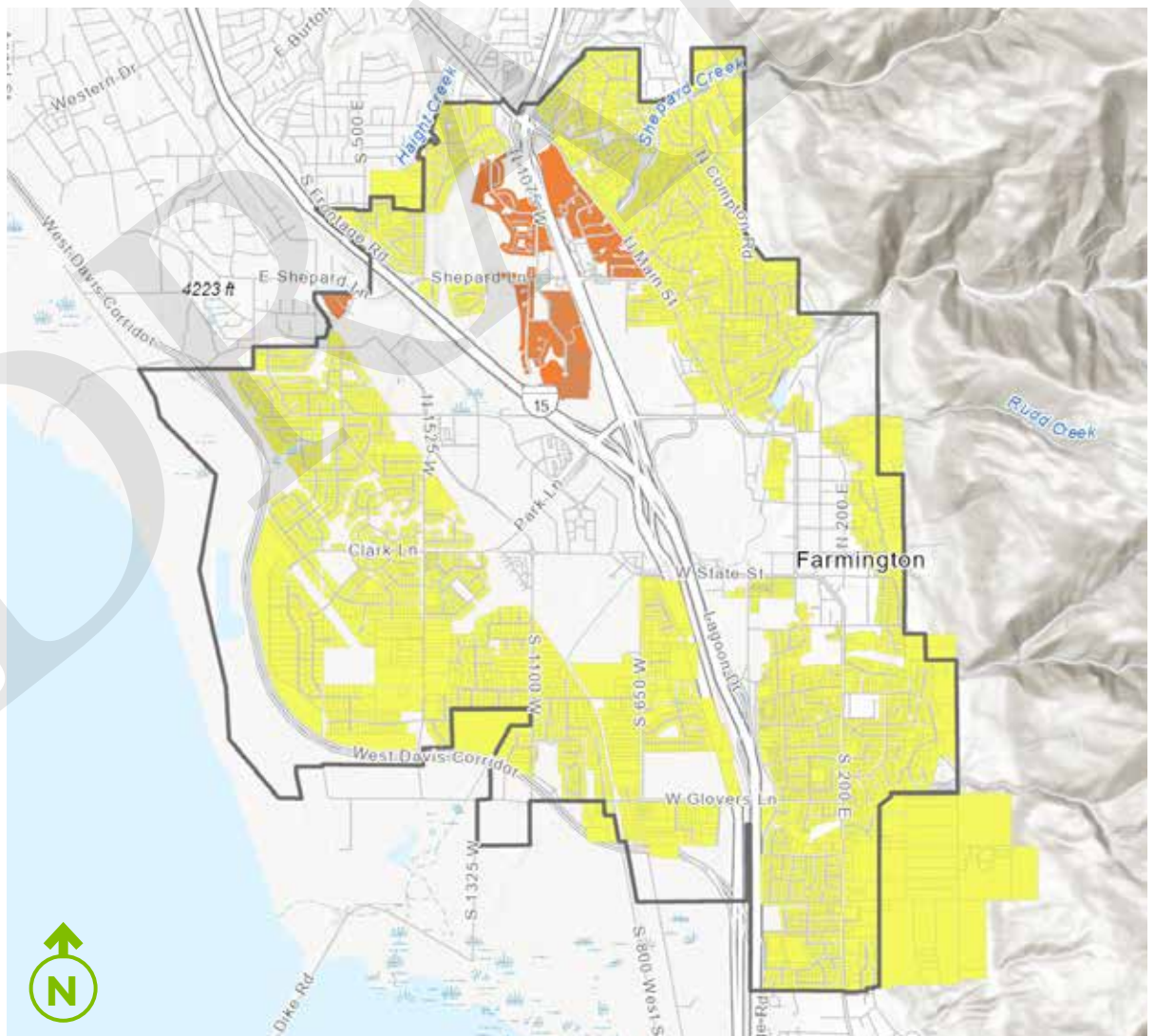
The FLU Map is used by the city for evaluating requests for rezoning of property, economic development decisions, infrastructure improvements, and locations for community facilities, parks, and open space areas. When requests are made to change the zoning map and ordinance, the FLU Map is used as a guide to ensure changes are consistent with the policies set forth in the General Plan.

11.4 Housing & Neighborhoods

The Housing and Neighborhoods designations support the goals, policies, and recommendations of the Housing and Neighborhoods element, the Moderate Income Housing Plan, the Community Character element, and the Conservation and Stewardship element.

Five Key Themes and Priorities:

- Preservation of Neighborhood Character, Compatibility, and Integrity
- Housing Diversity
- Cohesive and Sustainable Growth
- Compatible & Planned Development Patterns
- Celebrate and Highlight Distinguishing Features



NR

The Neighborhood Residential areas of Farmington offer opportunities for conventional residential neighborhoods. These areas include medium-to-large residential lots and may also include clustered developments with smaller lots that offer shared open spaces and/or protect sensitive areas.



OTR

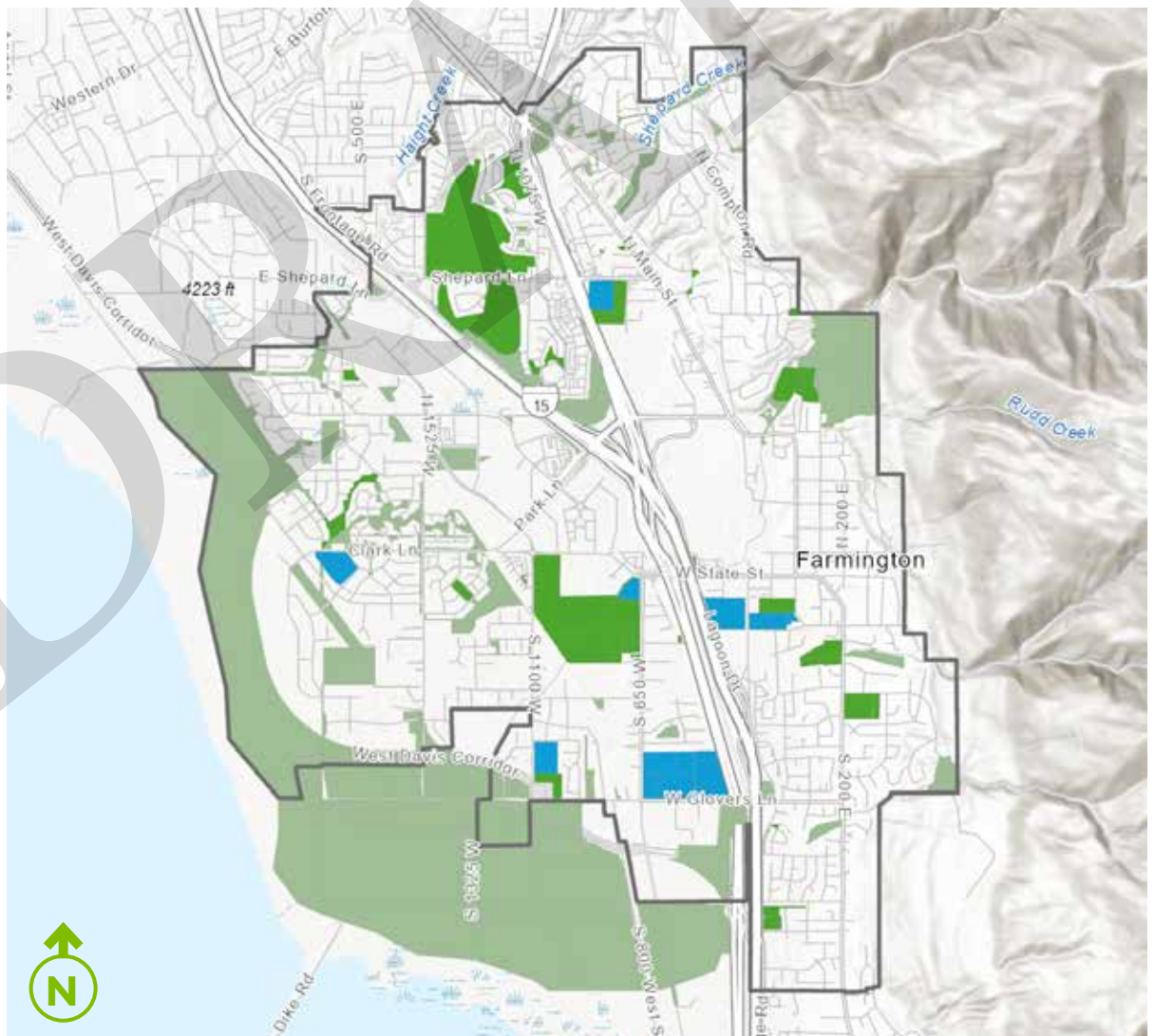
The Original Townsite Neighborhood Residential areas of Farmington represent neighborhoods compatible with the historic development pattern of the community, primarily the pioneer-era townsite.



MMR

The Mixed / Medium Residential areas of Farmington offer opportunities for residential neighborhoods where a mix of single-family, two-family, and multi-family development is supported.





CR

The Community and Recreation Spaces are areas for current or future parks, trailheads, sports facilities, recreation centers: golf courses, and other community-oriented spaces.



OS

The Open Space and Conservation areas are for conservation through development restrictions, including foothills, sensitive lands (e.g., wetlands, riparian corridors, wildfire urban interface, steep slopes), agricultural heritage/preservation, active and passive open spaces, and trails.



CV

The Civic and Community areas are for current or future educational uses and community service uses such as libraries, city hall, police and fire stations, public works, and other government facilities.



UI

The Utilities and Infrastructure areas are for current or future infrastructure such as roads, rights of way, and utilities to support the community.

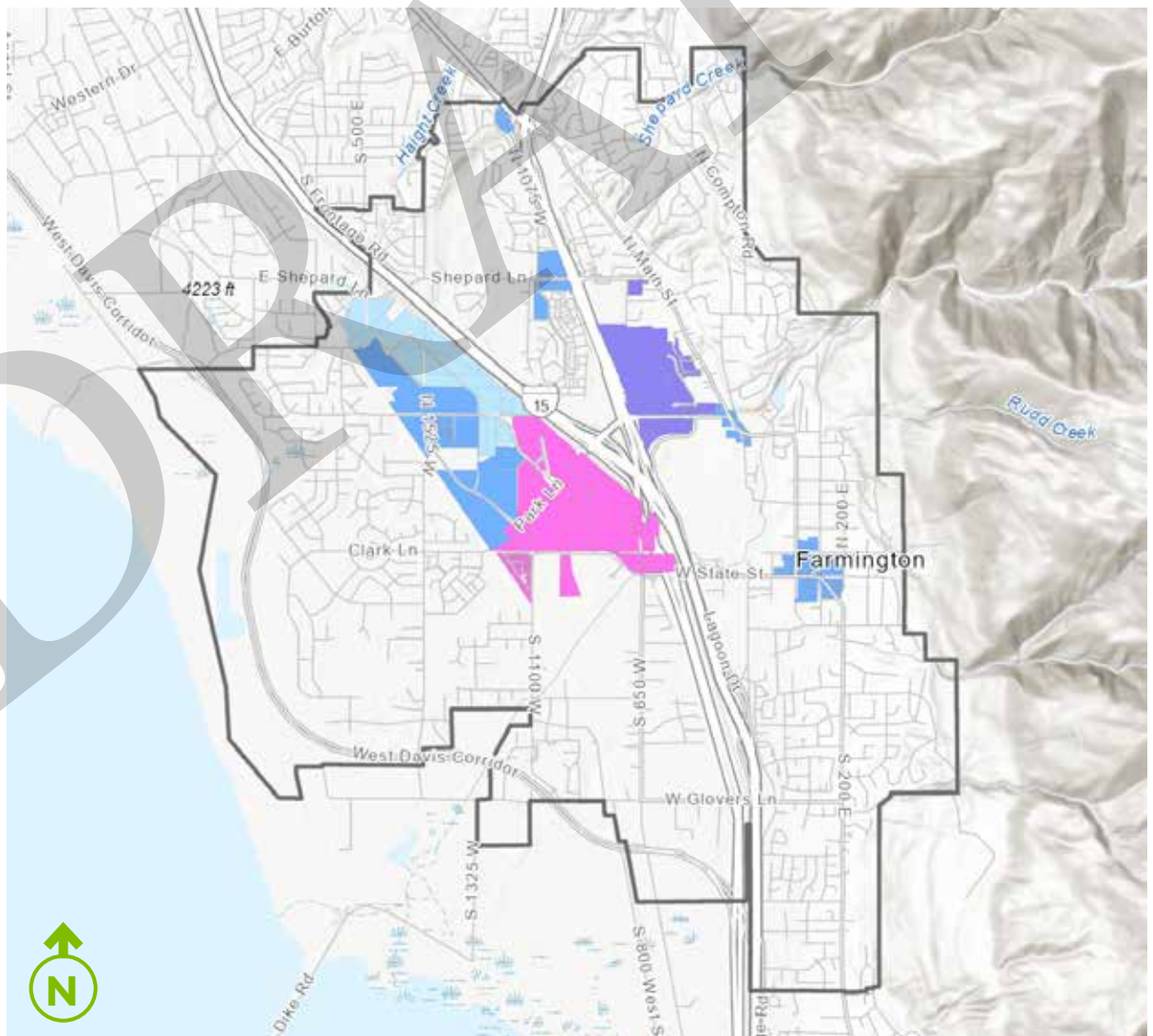


11.6 Mixed Use

The Mixed Use designations support the goals, policies, and recommendations of the Housing and Neighborhoods element, the Moderate Income Housing Plan, the Growth and Development element, the Station Area Plan, and the Transportation element.

Five Key Themes and Priorities:

- Housing Diversity
- Compatible & Planned Development Patterns
- Fiscal Responsibility
- Sustainable Development and Resource Conservation
- Connected Community



NMU

The Neighborhood Mixed Use Node areas of Farmington offer opportunities for low intensity neighborhood support uses, such as small-scale and convenience retail, professional/medical offices, services, childcare/ educational, and other daily need uses compatible with adjacent residential uses.



MUC

The Mixed-Use Commercial areas provide opportunities for a mix of commercial and medium-to medium-high density residential uses, both vertical and horizontal, including opportunities for office, entertainment, retail, restaurants, and medium to medium-high density housing.



OMU

The Office Mixed Use and Business Park areas are primarily for research and/ or business park activities, including office, entertainment, retail, and restaurants.



TMU

The Transportation Mixed Use areas support a mix of residential, commercial, and civic uses in the Station Park vicinity, both vertical and horizontal, including opportunities for office, entertainment, retail, restaurants, and medium high to high density housing.

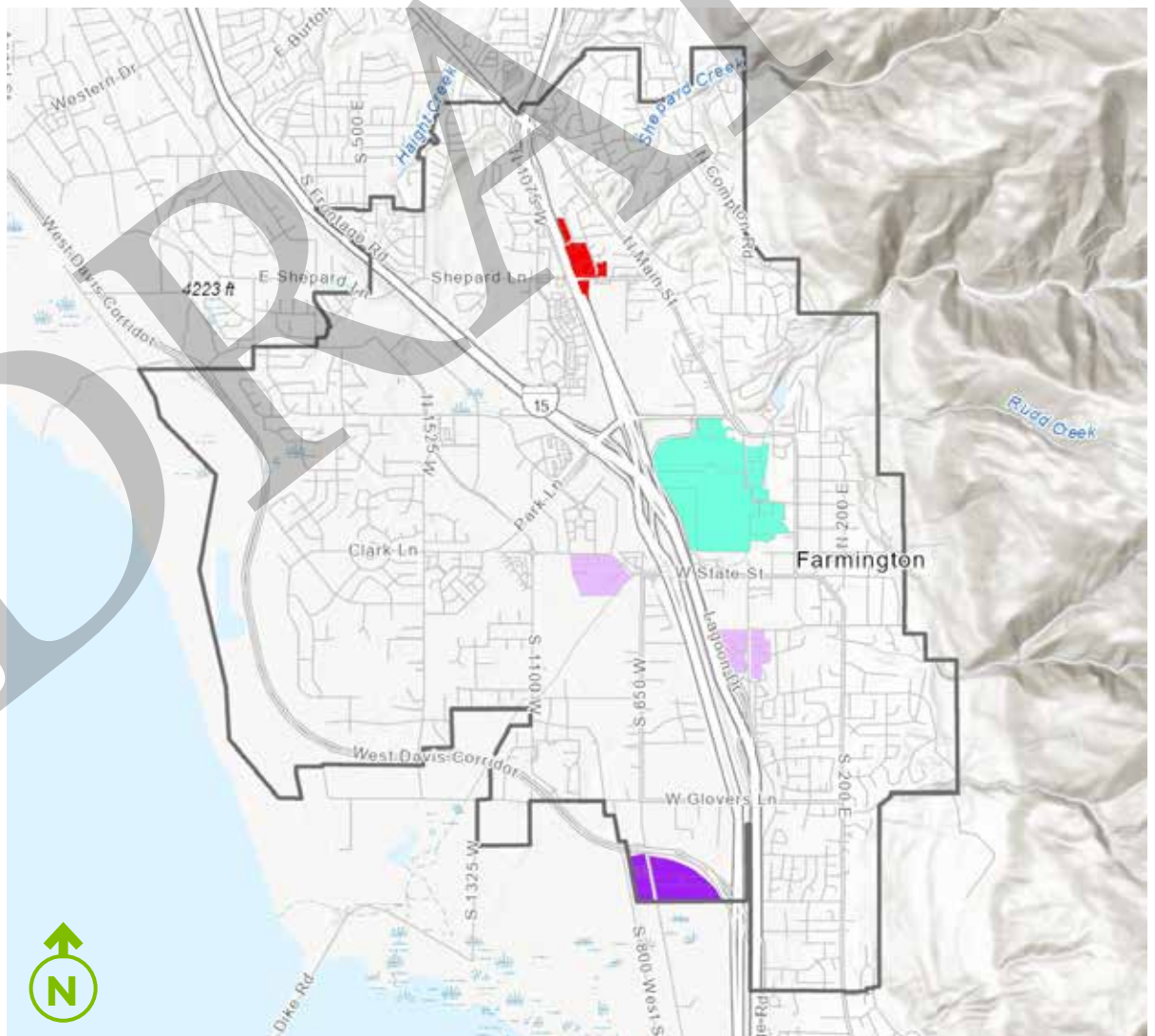


11.7 Centers & Employment

The Centers and Employment designations support the goals, policies, and recommendations of the Growth and Development element and the Transportation element.

Five Key Themes and Priorities:

- Sustainable Development and Resource Conservation
- Infrastructure Management, Coordination, & Improvement
- Fiscal Responsibility
- Safety and Accessibility
- Connected Community





The General Commercial areas are primarily for commercial activities, including office, entertainment, retail, and restaurants.



The Commercial Recreation and Resort areas are for land occupied by large-scale recreation or entertainment facilities, such as amusement parks or resorts.

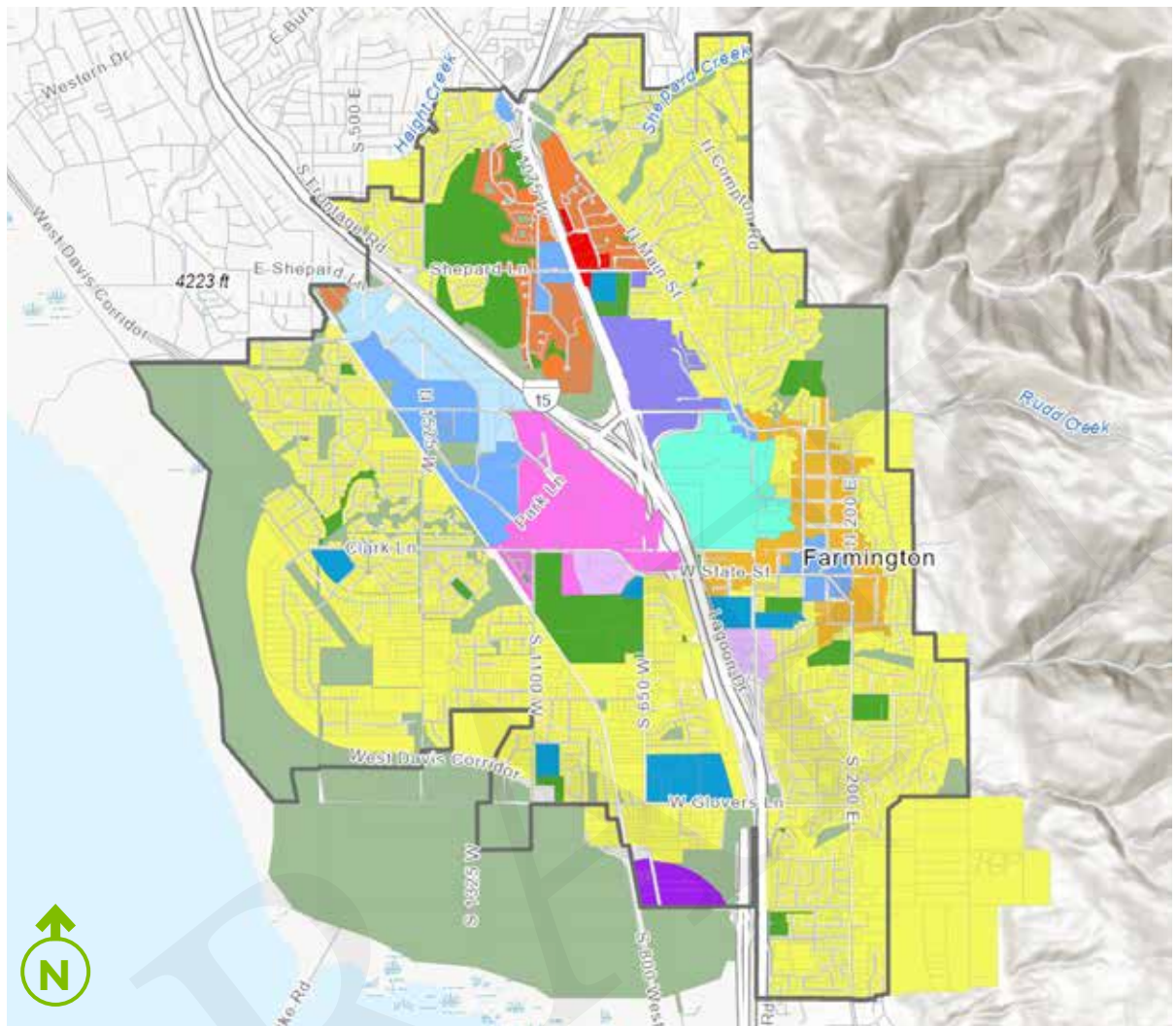


These areas are intended to support a range of employment or commercial enterprises with limited or minimal nuisance factors. The emphasis for these areas is on small business employment, light manufacturing and/or commercial agricultural.



These areas are for light industrial and/or manufacturing-related activities that may have outdoor storage and some associated nuisance factors and hazards. Support uses may include accessory office and retail.





- | | |
|--|--|
| NR Neighborhood Residential | GC General Commercial |
| OTR Original Townsite Residential | CRR Commercial Recreation / Resort |
| MMR Mixed / Medium Residential | FLX Business Park / Flex Spaces / Commercial Ag |
| NMU Neighborhood Mixed Use / Node | M/LI Light Manufacturing / Light Industrial |
| MUC Mixed Use Commercial | CR Community / Recreation Spaces |
| OMU Office Mixed Use / Business Park | OS Open Spaces / Conservation |
| TMU Mixed Use / Transportation Center | CV Civic / Community |
| | UI Utilities / Infrastructure |

Future Land Use & Zoning Correlation Matrix

	NR	OTR	MMR	NMU	MUC	OMU	TMU	GC	CRR	FLX	M/LI	CR	OS	CV
Residential & Neighborhood Zones														
AA - Agriculture - Very Low Density														
A - Agriculture														
AE - Agricultural Estates														
LS - Large Suburban Residential														
S - Suburban Residential														
LR - Large Residential														
R - Residential														
OTR - Original Townsite Residential														
R-2 - Residential														
R-4 - Residential														
R-8 - Residential														
CRT - Commercial Recreation Transition														
Conservation / Community Zones														
B - Buffer														
Commercial; Employment Zones														
C - General Commercial														
BR - Business Residential														
BP - Business Park														
OP - Office Professional														
C-H - Commercial Highway														
C-R - Commercial Recreation														
LM&B - Light Manufacturing & Business														
Mixed Use Zones														
OS - Open Space														
RMU - Residential Mixed Use														
OMU - Office Mixed Use														
GMU - General Mixed Use														
TMU - Transit Mixed Use														
CMU - Commercial Mixed Use														
NMU - Neighborhood Mixed Use														



FARMINGTON GENERAL PLAN

FINAL DRAFT – JULY 2025

**FARMINGTON CITY
PLANNING COMMISSION**

June 26, 2025

WORK SESSION Present: Chair Frank Adams, Vice Chair Tyler Turner, Commissioners Kristen Sherlock, Spencer Klein, Scott Behunin and George "Tony" Kalakis. Staff: Community Development Director David Petersen, Planning Director Lyle Gibson, City Planner/GIS Specialist Shannon Hansell and Planning Secretary Carly Rowe. **Excused:** Commissioners Joey Hansen and Brian Shepard.

Work Session initiated at 6:30 pm. Commissioners and staff discussed the agenda items for the regular session and the reasoning behind each. As this meeting is the last meeting of Community Development Director David Petersen, David gave some parting words and the Commission wished him well in his retirement. Work Session closed at 6:58 pm.

REGULAR SESSION Present: Chair Frank Adams, Vice Chair Tyler Turner, Commissioners Kristen Sherlock, Spencer Klein, Scott Behunin and George "Tony" Kalakis. Staff: Community Development Director David Petersen, Planning Director Lyle Gibson, City Planner/GIS Specialist Shannon Hansell and Planning Secretary Carly Rowe. **Excused:** Commissioners Joey Hansen and Brian Shepard.

Chair **Frank Adams** opened the meeting at 7:00 pm.

ZONE TEXT APPLICATION – public hearing (2)

Item #1: Farmington City – Applicant is requesting a recommendation for an ordinance amending multiple sections of Title 11, Planning and Zoning, and Section 12-6-010 of Title 12, Subdivisions, to correct inconsistencies and provide clarification to the code. (ZT-11-25)

Lyle Gibson presented this item. Staff is looking to update multiple sections of code to clarify regulations.

- Currently 11-3-045 (5) indicates that the City Council can approve additional dwelling units as a special exception.
 - o The City Council can approve additional dwelling units by agreement for moderate income housing or otherwise, but it is not a special exception and they are not the body who considers special exceptions.
 - o The solution is to simply remove this section.
- Multiple zoning districts have language which allow for accessory uses. The way it is written is problematic in the opinion of staff because it could be interpreted to allow for the use without a primary use. A common request is whether or not someone could build a garage and then build a home later.
 - o The solution proposed is to use alternate verbiage to clarify that a primary use should be on site first.
- 11-12-090 D grants additional flexibility to conservation subdivisions and seems to promote certain home designs which is good. However, as written it also penalizes certain home design beyond.
 - o Rather than set a hard 30 ft. front yard setback for common home designs, staff is suggesting that the normal front setback for the zone be applicable. (often 25 ft.)
- 11-28-020 came onto the radar as an issue when considering accessory dwellings. It creates a conflict with a use the city has deemed appropriate not to mention to some degree mandated as an allowed use by the state. It also conflicts with mixed use zoning and multi-family projects.
 - o The proposed solution is to simply eliminate the language. When applicable and desirable, the regulations found within the city's zoning districts and allowed uses already address this so when it is not in conflict with code it is redundant.
- Finally, 12-6-010 includes language which assumes there is only 1 irrigation district. FAPID (Farmington City Area Pressure Irrigation District) is now Benchland Water District and is only 1 of 2 major irrigation providers in the city. Weber Basin Water Conservancy District also provides irrigation water to a large segment of the city.
 - o The proposed solution is to simple reference the applicable irrigation district.

Chair **Frank Adams** opened and closed the public hearing at 7:01 PM due to no comment.

MOTION:

Kristen Sherlock made a motion to Move that the Planning Commission recommend approval of the enclosed enabling ordinance to the City Council as proposed.

Supplemental Information

1. Enabling Ordinance

Tyler Turner seconded the motion, which was unanimous.

Chair Frank Adams	X Aye ____Nay
Vice Chair Tyler Turner	X Aye ____Nay
Commissioner Kristen Sherlock	X Aye ____Nay
Commissioner Tony Kalakis	X Aye ____Nay
Commissioner Spencer Klein	X Aye ____Nay
Commissioner Scott Behunin	X Aye ____Nay

Item #2: Farmington City – Applicant is requesting a recommendation for changes to Chapters 13 (Multiple-Family Residential Zones) and 18 (Mixed Use Districts) of Title 11, Planning and Zoning, to bring the city's ordinances into compliance with State law which requires moderate income housing to be incentivized and voluntary. (ZT-12-25)

Dave Petersen presented this item. *Applicant is requesting a recommendation for changes to Chapters 13 (Multiple-Family Residential Zones) and 18 (Mixed Use Districts) of Title 11, Planning and Zoning, to bring the city's ordinances into compliance with State Law which requires moderate income housing to be incentivized, and other related changes.*

Proposed Amendments:

11-13-030: CONDITIONAL USES:

[This section is included in the staff report to provide context for the zone text amendments proposed in 11-13-035]

The following are conditional uses in multiple-family residential zones. No other conditional uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

- Apartment dwelling group.
- Class B animals.
- Class D animals.
- Daycare center.
- Dwellings, five- to eight-family in R-8 Zone only (may exceed density standard established by section [11-13-040](#) of this chapter as approved by the Planning Commission up to a maximum density of 15 dwelling units per acre).
- Dwellings, four-family (R-4 and R-8 Zones only).
- Dwellings, three-family (R-4 and R-8 Zones only).
- Greenhouses, private with no retail sales.
- Home occupations, as identified in section [11-35-040](#) of this title.
- Private school or hospital.
- Professional offices (except in R-2 Zones).
- Public uses.
- Public utility installations (except lines and rights-of-way).
- Quasi-public uses.
- Residential facilities for the elderly.
- Temporary uses.

11-13-035: MODERATE INCOME HOUSING:

- A. Minimum Requirement: **In the event an application for development is accompanied by a request for a Planned Unit Development (PUD), or exceeds density standards for five- to eight-family dwellings considered under Section 11-13-030 of this Chapter (Conditional Uses), a d**Developers must provide or set aside dwelling units equal in number at least to ten percent (10%) of the total number of dwelling units approved for the development for moderate income housing subject to recording a deed restriction(s) to ensure the required number of lots or units are available for a qualifying moderate-income household; unless, at the sole discretion of, and by agreement with the City, the developer provides:
 1. Open space;
 2. A fee in lieu thereof determined in consideration of factors set forth in Section 11-28-270 of this Title;
 3. Some other public benefit; or
 4. A combination of 1, 2, and 3 above.
- B. Exemption: Developments resulting in two (2) or fewer additional units are exempt from the minimum moderate-income housing requirements of this Section.
- C. Additional Dwelling Units: The City Council may approve additional dwelling units than what is conventionally allowed in the underlying zone as an incentive to a developer to provide moderate income housing.

11-18-040: REGULATING PLAN:

- D. Street Network Design: The street network, street standards and street type hierarchy form the basis of the regulating plan. The street network is designed to provide connectivity and adaptability throughout the mixed-use districts as the area develops over time. New development shall follow the street network design; however, if minor realignments are necessary due to environmental and/or physical conditions, they will be evaluated during the development plan review process. Major alternative alignments or flexibility with the street network design may be proposed through the project master plan process; provided, that the following provisions are met:
 1. Maximum Block Size: The maximum perimeter of any block may not exceed one thousand fifty-six feet (1,056') in the Office **and Residential** Mixed-Use Districts, two thousand feet (2,000') in the Residential, General and Transit Mixed Use Districts, and two thousand eight hundred feet (2,800') in the Open Districts. Each block face may not exceed two hundred sixty-four feet (264') in the Office Mixed-Use Districts and seven hundred feet (700') in the Open Space, Residential, General, and Transit Mixed Use Districts. Block faces may be defined by any of the street types, including pedestrian walkways, that are dedicated public rights-of-way or easements, with the exception of alleys. However, if a pedestrian walkway is used to define a block of the maximum size then the right-of-way for the walkway must be equal to that of the neighborhood (local) road including the width of side treatments, and the City shall find that there is appropriate consideration, in the form of benefit to the City or the public, from the proposed exception and/or other appropriate reasons that justify the determination of the City to allow for pedestrian walkways to be used as a block face, and the applicant must obtain City approval as part of a Development Plan Application set forth in section [11-18-070](#) of this chapter.

11-18-045: MODERATE INCOME HOUSING:

- A. Minimum Requirement: **In the event an application for development is accompanied by a rezone or zone text amendment request, or is considered under Section 140 of this Chapter (Alternative Approval Process; Development Agreements), a d**Developers must provide or set aside dwelling units equal in number to at least ten percent (10%) of the total number of dwelling units approved for the development for moderate income housing subject to entering into an agreement with the City; unless, at the sole discretion of, and by agreement with the City, the developer provides:
 - 1. Open space;
 - 2. A fee in lieu thereof determined in consideration of factors set forth in Section 11-28-270 of this Title;
 - 3. Some other public benefit; or
 - 4. A combination of 1, 2, and 3 above.
- B. Exemption: Developments resulting in two (2) or fewer additional dwelling units are exempt from the minimum moderate-income housing requirements of this Section.
- C. Additional Dwelling Units: The City may approve additional dwelling units than what is conventionally allowed in the underlying zone as an incentive to a developer to provide moderate income housing.

Chair **Frank Adams** opened and closed the public hearing at 7:05 PM due to no comment.

MOTION:

Spencer Klein made a motion to move that the Planning Commission recommend approval of the Preliminary PUD and Schematic Subdivision.

Supplemental Information

- 1. State Code, Effective 5/4/2022, 10-9a-535. Moderate income housing.

Scott Behunin seconded the motion, which was unanimous.

Chair Frank Adams	X Aye ____Nay
Vice Chair Tyler Turner	X Aye ____Nay
Commissioner Kristen Sherlock	X Aye ____Nay
Commissioner Tony Kalakis	X Aye ____Nay
Commissioner Spencer Klein	X Aye ____Nay
Commissioner Scott Behunin	X Aye ____Nay

OTHER BUSINESS

Item #3: City Council Reports, Approval of Minutes, Upcoming Items & Trainings

- a. Planning Commission Minutes Approval: 06.05.2025
 - **Tyler Turner** motioned to approve the minutes; **Scott Behunin** seconded the motion.
- b. City Council Report: 06.17.2025
 - Budget cycle was approved and Frodsham acres was approved. Wasatch DA was approved. And new alternate commissioner (Eve Smith).
- c. Dave's Open House Retirement is July 14, 2025 from 4-6 pm. And thank you from the commission.
- d. Other

ADJOURNMENT

Frank Adams motioned to adjourn at 7:09 PM.

Chair Frank Adams	X Aye ____Nay
Vice Chair Tyler Turner	X Aye ____Nay
Commissioner Kristen Sherlock	X Aye ____Nay
Commissioner Tony Kalakis	X Aye ____Nay
Commissioner Spencer Klein	X Aye ____Nay
Commissioner Scott Behunin	X Aye ____Nay

Frank Adams, Chair

CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, July 1st, 2025** at City Hall 160 South Main, Farmington, Utah. A work session will be held at 6:00 pm in Conference Room 3 followed immediately by the regular session. The link to listen to the regular meeting live can be found on the Farmington City website www.farmington.utah.gov.

WORK SESSION – 6:00 p.m.

- Lagoon Administration Building Discussion
- CW Heritage Project Discussion

REGULAR SESSION

CALL TO ORDER:

- Invocation – Scott Isaacson, Councilmember
- Pledge of Allegiance – Brett Anderson, Mayor

SUMMARY ACTION:

1. Approval of Minutes 06.17.25
2. Approval of Big T Recreation quote for North Cottonwood Commons Park

GOVERNING BODY REPORTS:

- City Manager Report
- Mayor Anderson & City Council Reports

ADJOURN

CLOSED SESSION – Minute motion adjourning to closed session, for reasons permitted by law.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability, please contact DeAnn Carlile, City recorder at 801-939-9206 at least 24 hours in advance of the meeting.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website www.farmington.utah.gov and the Utah Public Notice website at www.utah.gov/pmn. Posted on June 26th, 2025

CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is given that the Farmington City Council will hold a regular meeting on **Tuesday, July 15, 2025** at City Hall 160 South Main, Farmington, Utah. A work session will be held at 6:00 pm in Conference Room 3 followed by the regular session at 7:00 pm. in the Council Chambers. The link to listen to the regular meeting live and to comment electronically can be found on the Farmington City website www.farmington.utah.gov. If you wish to email a comment for any of the listed public hearings, you may do so to dcarlile@farmington.utah.gov

WORK SESSION – 6:00 p.m.

- Tri Point Homes Discussion
- Permanent supportive housing Davis County discussion
- Discussion of regular session items upon request

REGULAR SESSION – 7:00 p.m.

CALL TO ORDER:

- Invocation – Amy Shumway, Councilmember
- Pledge of Allegiance – Chad Boshell, Assistant City Manager

PRESENTATIONS:

- Recognition of Briana Taylor for earning Supervising Fire Officer designation

BUSINESS:

- Resolution Appointing Lyle Gibson as Community Development Director
- An Ordinance amending multiple sections of Title 11 and Title 12 to correct inconsistencies and provide clarification to the code.
- Zone Text amendment to Chapters 11-13 and 11-18, Moderate Income Housing Standards, Etc.

SUMMARY ACTION:

1. Main Street (Park Lane – Shepard Lane) Federal Aid Agreement Modification #2
2. Acceptance of UDOT Surplus Property near the West Davis Corridor
3. Monthly Financial Report
4. Approval of Minutes 07.01.25

GOVERNING BODY REPORTS:

- City Manager Report
- Mayor Anderson & City Council Reports

ADJOURN

CLOSED SESSION – Minute motion adjourning to closed session, for reasons permitted by law.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability, please contact DeAnn Carlile, City recorder at 801-939-9206 at least 24 hours in advance of the meeting.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at Farmington City Hall, Farmington City website www.farmington.utah.gov and the Utah Public Notice website at www.utah.gov/pmn. Posted on July 10, 2025 – DeAnn Carlile